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REPORT FORMAT: V-L2 (Immovable Property - PNB) | Version: 12.0_Nov.2022

CASE NO.VIS (2022-23)-PL581-475-812 **Dated: 04.03.2023**

VALUATION REPORT

OF

NATURE OF ASSETS	**LAND & BUILDING**
CATEGORY OF ASSETS	**INDUSTRIAL**
TYPE OF ASSETS	**INDUSTRIAL PROJECT LAND & BUILDING**

SITUATED AT

NON AGRICULTURAL LAND PLOT BEARING NO. 102, HISSA NO 2/P2, VILLAGE-DEHARI, DISTRICT- VALSAD, UMBERGAON, GUJRAT

REPORT PREPARED FOR

PNB LCB, 14TH FLOOR, F WING, MAKER TOWER, CUFFE PARADE, MUMBAI-400005

Important - In case of any query/ issue or escalation you may please contact Incident Manager at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

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PART A — SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION

NON-AGRICULTURAL LAND PLOT BEARING NO. 102, HISSA NO 2/P2, VILLAGE- DEHARI, DISTRICT- VALSAD, UMBERGAON, GUJRAT

PART B — PNB FORMAT OF OPINION REPORT ON VALUATION

Name & Address of the Branch	PNB LCB, 14th Floor, F Wing, Maker Tower, Cuffe Parade, Mumbai-400005
Name of Customer (s)/ Borrower Unit	M/s. Chandan Steels Ltd.
Work Order No. & Date	Dated 9th December, 2022

S.NO.	CONTENTS	DESCRIPTION		
I.	**INTRODUCTION**			
1.	Name of Valuer	R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.		
2.	a. Date of Inspection of the Property	10 February 2023		
	b. Property Shown By	**Name**	**Relationship with Owner**	**Contact Number**
		Mr. Sunil	**Representative**	**9558246003**
	c. Title Deed Number and Date	Dated -19 May 2005		
	d. Date of Valuation Report	4 March 2023		
3.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property		
4.	Name of the Property Owner *(Details of share of each owner in case of joint and Co-ownership)*	M/s. Chandan Steels Limited *(as per copy of documents provided to us)*		
5.	Name & Address of the Branch	As mentioned above.		
6.	Name of the Developer of the Property *(in case of developer-built properties)*	Owners themselves		
	Type of Developer	Property built from owner self resources		
7.	Property presently occupied/ possessed by (owner / tenant/ etc.)?	Owner		
	If occupied by tenant, since how long?	NA		
II.	**PHYSICAL CHARACTERISTICS OF THE ASSET**			

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This opinion on Valuation report is prepared for the industrial property situated at the aforesaid address. The subject property is purchased via sale deed dated 19.05.2005 between M/s pine view developers, partners Mr.Sureshbhai Bhaskarbhai and Mr. Dilipbhai Chamanlal Mehta and M/s. Chandan Steels limited of land area of 24,281 sq.mtr. The subject land originally was agricultural land but later converted into non-agricultural residence use, presently used for industrial purpose.

During site survey measurement it was observed that subject property comprises of Ground floor with GI shed structure with total builtup area of 22,846 sq.mtr. But as per approved map provided to us for the land parcel of area 64376 Sq.m. having 40% permissible GF built up area of 22834 sq.mtr. but our subject land is of area 24,281 Sqm. So total builtup area permissible on GF is 9,712 Sq.m.*(40% of 24,281*) which is considered for the valuation purpose. Our subject property is merged with the Plot 102/3/P1, 103/3/P2 and 102/3/P3 and is not properly demarcated.

The subject property is situated at the ~650m away from the main road (Umbergaon Railway Station Road). All the basic and civic amenities are available within the close proximity of the subject property.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.

1.	Location of the property in the city			
a.	Plot No. / Survey No. *(referred from the copy of the documents provided to us)*	Bearing Survey No. 102		
b.	Door No.			
c.	T.S. No. /Village	Daheri		
d.	Ward/ Taluka	Umbergaon		
e.	Mandal/ District	Valsad		
2.	Municipal Ward No.	GIDC		
3.	City/Town			
	Category of Area *(Residential/ Commercial/ Industrial/ etc.)*	Industrial Area		
4.	Classification of the Area *(High/Middle/Poor | Metro/Urban/Semi Urban/Rural)*	Please see below points.		
	a. City Categorization	Scale-B City	Urban developing	
	b. Characteristics of the locality	Ordinary	Within main city	
	c. Property location classification	Road Facing	None	None
5.	Local body jurisdiction *(coming Under Corporation Limit/ Village Panchayat/ Municipality)*	GIDC		
6.	Postal Address of the Property *(as mentioned in the documents provided)*	Non-Agricultural Land Plot Bearing No. 102, Hissa No 2/P2, Village-Dehari, District- Valsad, Umbergaon, Gujrat		
	Nearby Landmark	Chandan Steel forging plant (new plant)		
7.	Google Map Location of the Property *(Latitude/ Longitude and coordinates of the site)*	Enclosed with the Report Coordinates or URL: 20°09'32.8"N 72°46'13.6"E		

8.	**Area of the Plot/ Land** *Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.*	24,281 sq.mtr.	
9.	Layout plan of the area in which the property is located		
10.	Development of Surrounding area	Notified Industrial area so all adjacent land use is Industrial	None
11.	Details of the roads abutting the property		
	Main Road Name & Width	Umbergaon railway Station Road	Approx.~23m. wide
	Front Road Name & width	Umbergaon Station-Dehri Road	Approx. ~8m. wide
	Type of Approach Road	Bituminous Road	
	Distance from the Main Road	~650m	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No such details came to our knowledge as per general review of this information on public domain as much as practically possible for us to find it. Choose an item.	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	Not Applicable	
14.	Boundaries schedule of the Property		
	Are Boundaries Matched	Yes from the available documents	
	DIRECTIONS	**AS PER SALE DEED/TIR (A)**	**ACTUAL FOUND AT SITE (B)**
	North	Land belonging to survey number 105	Open plot, plot 102, H.No.3, Chandan steel
	South	Government road- Umbergaon station to Dehri road	Umbergaon station Dehri Road
	East	Land belonging to survey number 258	Open Plot
	West	Land belonging to survey number 102/2 paiki	Open Plot, TPAC Packaging Pvt. LTD.
	Extent of the site considered for valuation (least of 14 A & 14 B)		24,281 sq.m.
15.	Description of adjoining property		
	Property Facing	South Facing	
16.	Survey No., If any	Revenue Survey No. 102, Hissa No.2/P2 *(Taken from the copy of the documents provided to us. For verification about its correctness appropriate concerned Govt. authority can be contacted)*	
17.	Type of Building *(Residential/ Commercial/ Industrial)*	Industrial.	Industrial
18.	Details of the building/ buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/ additional constructions with details, full	Please refer to clause 'x" Engineering and Technology Aspects section.	

	details of specifications to be appended along with building plans and elevations			
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	**Covered Area**	9712 sq.m.	
20.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.		
	a. List of documents produced for perusal *(Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)*	**Documents Requested**	**Documents Provided**	**Documents Reference No.**
		Total **03** documents requested.	Total **02** documents provided	Total **02** documents provided
		Copy of TIR	Copy of TIR	Dated: -27/01/2021
		Property Title document	Sale Deed	Dated: -19/05/2005
		Approved Map	Yes (for land parcel of area 64376 Sq.m.)	Not legible as written in Gujarati language.
	b. Documents provided by	**Owner**		
		Name	**Relationship with Owner**	**Contact Number**
		M/s. Chandan Steels Ltd.	Self	9833792141
	c. Identification procedure followed of the property	☐ Identified by the owner		
		☒ Identified by owner's representative		
		☒ Done from the name plate displayed on the property		
		☐ Cross checked from boundaries or address of the property mentioned in the deed		
		☐ Enquired from local residents/ public		
		☐ Identification of the property could not be done properly		
		☐ Survey was not done		
	d. Type of Survey conducted	Only photographs taken (No sample measurement verification), since property is not clearly demarcated and it is merged with others property		
	e. Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly(Three-sided demarcation as per site survey)		
	f. Independent access/ approach to the property	Clear independent access is available		
	g. Is the property merged or colluded with any other property	Yes		
		Yes, property is merged with other plot numbers.		
III.	**TOWN PLANNING/ ZONING PARAMETERS**			
1.	Master Plan provisions related to property in terms of Land use	Industrial		
	Master Plan Currently in Force	Umergaon Vikash Naksha		
	Any conversion of land use done	From Agricultural to non agricultural residence use		

	Current activity done in the property	Used for Industrial purpose	
	Is property usage as per applicable zoning	Yes, used as Industrial as per zoning	
	Street Notification	Industrial	
2.	Date of issue and validity of layout of approved map / plan	Not legible as written in Gujarati language	
3.	Approved map / plan issuing authority	Not legible as written in Gujarati language.	
4.	Whether genuineness or authenticity of approved map / plan is verified	No, not done at our end. It can be done by a legal practitioner or verification agencies which liaisons with the department.	
5.	Any other comments by our empanelled valuers on authenticity of approved plan	Approved map is provided for 4 land parcels numbers as 102/2/P2,102/3/P1 103/3/p2 and 102/3/P3. (Total plot area =64376 Sq.m.) which are merged together.	
6.	Planning area/zone	Industrial purpose	
7.	Developmental controls/ Authority	GIDC	
8.	Zoning regulations	Industrial	
9.	FAR/FSI	1.2	
10.	Ground coverage	40%	
11.	Comment on Transferability of developmental rights		
	Provision of Building by-laws as applicable	**PERMITTED**	**CONSUMED**
	i. Number of floors	----	Ground
	ii. Height restrictions	----	47 feet
	iii. Front/ Back/Side Setback	----	----
12.	Comment on the surrounding land uses & adjoining properties in terms of uses	Notified Industrial area so all adjacent land use is Industrial	
13.	Comment on unauthorized construction if any	No seprate approved map is provided to us	
14.	Comment of Demolition proceedings if any	No such information came to our knowledge	
15.	Comment on Compounding/ Regularization proceedings	No such information came to our knowledge	
16.	Comment on whether OC has been issued or not	No information provided	No information provided
17.	Any Other Aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
IV.	**LEGAL ASPECTS OF THE PROPERTY**		
1.	Ownership documents provided	Sale deed | Copy of TIR | Approved Map	
2.	Names of Owner/s *(In case of Joint or Co-ownership, whether the shares are undivided or not?)*	M/s. Chandan Steels Ltd. *(referred from the copy of the documents provided to us.)*	
3.	Comment on dispute/ issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	During site visit on the property no such information came in front of us. However, this is not the certificate to rule out any such hidden information.	
4.	Comment on whether the IP is independently accessible?	Clear independent access is available	
5.	Title verification	Legal aspects or Title verification have to be taken care by competent advocate.	
6.	Details of leases if any		
7.	Constitution of the Property *(Ordinary status of*	Free hold, complete transferable rights	

	freehold or leasehold including restriction on transfer)		
8.	Agreement of easement if any	No	
9.	Notice of acquisition if any	No such information came in front of us and couldn't be found on public domain on our general search	
10.	Notification of road widening if any	No such information came in front of us and couldn't be found on public domain on our general search	
11.	Possibility of frequent flooding / sub-merging	Property is on road level so in normal rainfall it doesn't appear to get flooded or submerged	
12.	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)	No such information came to our knowledge.	
13.	Heritage restrictions, if any	No such information came in front of us and couldn't be found on public domain on our general search	
14.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
15.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	We couldn't verify this with certainty. Bank to verify this from their centralized system if any.	NA
16.	Comment on whether the owners of the property have issued any guarantee *(personal or corporate)* as the case may be	We couldn't verify this with certainty. Bank to verify this from their centralized system if any.	NA
17.	Building plan sanction:		
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii. Authority approving the plan	Not legible as written in Gujarati language.	
	iii. Any violation from the approved Building Plan	Cannot comment since Approved map is provided for 4 land parcels numbered as 102/2/P2, 103/3/P1 102/3/P2 and 102/3/P3 (total plot area =64376 Sq.m.) which are merged together.	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	NA
		☐ Not permitted alteration	NA
	v. Is this being regularized	NA	
18.	Any other aspect	This is just an opinion report on Valuation of the property confirmed to us by the owner/ owner representative to us on site. The copy of the documents/ information provided to us by the client has been relied upon in good faith. Legal aspects, Title verification, Verification of authenticity of documents of the property from originals or from any Govt. deptt. have to be taken care by legal expert/ Advocate or verification of site location from any Govt. deptt. is not done at our end.	
	i. Information regarding municipal taxes	Property Tax	No documents provided to us

	(property tax, water tax, electricity bill)	Water Tax	No documents provided to us
		Electricity Bill	No documents provided to us
	ii. Is property tax been paid for this property	Information not available.	
	iii. Property or Tax Id No., if any	NA	
	iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.but the subject property is merged with Plot 102/3/P1 103/3/P2 and 102/3/P3 and not properly demarcated.	
	v. Property presently occupied/ possessed by	Owner	
	NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks		
V.	**ECONOMIC ASPECTS OF THE PROPERTY**		
1.	Details of ground rent payable	Not applicable	
2.	Details of monthly rents being received if any	Not applicable	
3.	Taxes and other outgoing	No documents provided	
4.	Property Insurance details	No documents provided	
5.	Monthly maintenance charges payable	No documents provided	
6.	Security charges if paid any	No documents provided	
7.	Any other aspect	No documents provided	
8.	i. Reasonable letting value/ Expected market monthly rental	No documents provided	
VI.	**SOCIO - CULTURAL ASPECTS OF THE PROPERTY**		
1.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area	
VII.	**FUNCTIONAL AND UTILITARIAN ASPECTS**		
a.	Description of the functionality & utility of the property in terms of:		
	i. Space allocation	Yes	
	ii. Storage spaces	Yes	
	iii. Utility of spaces provided within the building	Yes	
b.	Any other aspect		
	i. Drainage arrangements	Yes	
	ii. Water Treatment Plant	No	
	iii. Power Supply arrangements — Permanent	Yes	
	iii. Power Supply arrangements — Auxiliary	No information available	
	iv. HVAC system	No	
	v. Security provisions	Yes, D.G sets	
	vi. Lift/ Elevators	No	
	vii. Compound wall/ Main Gate	Yes	
	viii. Whether gated property	Yes	
	ix. Car parking facilities	Yes	
	x. Balconies	No	
	xi. Internal development		

Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall

	No	No	Yes	No	Yes(partially)

VIII.	**INFRASTRUCTURE AVAILABILITY**			
a.	Description of Aqua Infrastructure availability in terms of:			
	1. Water Supply	Yes from municipal connection		
	2. Sewerage/ sanitation system	Underground		
	3. Storm water drainage	Yes		
b.	Description of other Physical Infrastructure facilities in terms of:			
	1. Solid waste management	Yes		
	2. Electricity	Yes		
	3. Road and Public Transport connectivity	Yes		
	4. Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity		
c.	Social Infrastructure in the terms of			
	1. Schools	Yes, available in close vicinity		
	2. Medical Facilities	Yes, available in close vicinity		
	3. Recreation facilities in terms of parks and open spaces	It is a developing area and recreational facilities are planned to be developed nearby		
IX.	**MARKETABILITY ASPECTS OF THE PROPERTY**			
1.	Location attribute of the subject property	Good	Property is located in housing sector of notified industrial area.	
	i. Any New Development in surrounding area	No		
	ii. Any negativity/ defect/ disadvantages in the property/ location	No		
2.	Scarcity	Similar kind of properties are easily available on demand.		
3.	Demand and supply of the kind of the subject property in the locality	Good		
4.	Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment		
X.	**ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY**			
1.	Type of construction	**Structure**	**Slab**	**Walls**
		GI Shed	GI Shed	Iron truss and pillars over Brick Walls
2.	Material & Technology used	**Material Used**	**Technology used**	
		Grade B Material	Steel frame structure	
3.	Specifications			
	i. Roof	**Floors/ Blocks**	**Type of Roof**	
		GF	GI Shed	
	ii. Floor height	~47 feet		
	iii. Type of flooring	PCC, PCC		
	iv. Doors/ Windows	Steel frame doors and windows and steel shutters		
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class C construction (Simple/ Average)		
		External - Class C construction (Simple/ Average)		
	vi. Interior Finishing & Design	Simple Shed structure, Simple/ Average finishing		
	vii. Exterior Finishing & Design	Simple shed structure, Simple/ Average finishing,		
	viii. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.		
	ix. Class of electrical fittings	External / Normal quality fittings used		

	x. Class of sanitary & water supply fittings	Internal / Normal quality fittings used	
4.	Maintenance issues	No maintenance issue, structure is maintained properly	
5.	Age of building/ Year of construction	Approx. 18 years	Around year-2005-2006
6.	Total life of the building	Approx. 45 years	
7.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
8.	Structural safety	Doesn't appears to be structurally stable since its not a RCC structure completely	
9.	Protection against natural disasters viz. earthquakes etc.	cant not say because no certificate available	
10.	Visible damage in the building if any	No visible damages in the structure	
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Please refer to section *"VII Functional and Utilitarian Aspects".*	
12.	System of air conditioning	No Aircondition installed	
13.	Provision of firefighting	No firefighting system installed	
XI.	**ENVIRONMENTAL FACTORS**		
1.	Use of environment friendly building materials, green building techniques if any	No, regular building techniques of RCC and burnt clay bricks are used	
2.	Provision of rainwater harvesting	No information available	
3.	Use of solar heating and lighting systems, etc.	No	
4.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes property is near to Industrial area and therefore pollution is present	
XII.	**ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY**		
1.	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.	Plain looking simple structure	
XIII.	**IN CASE OF VALUATION OF INDUSTRIAL PROPERTY**		
1.	Proximity to residential areas	NA	
2.	Availability of public transport facilities	☑Road public transport, ☐ Metro, ☐ Airport, ☐ Local Train	
XIV.	**VALUATION OF THE ASSET**		
1.	Procedures adopted for arriving at the Valuation along with detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures	Please refer to the ***Part D: Procedure of Valuation Assessment*** of the report.	
2.	**Summary of Valuation**	For detailed Valuation calculation please refer to ***Part D: Procedure of Valuation Assessment*** of the report.	
	i. Date of purchase of immovable property	**19-05-2005**	
	ii. Purchase Price of immovable property	**Rs.15,29,703/-**	
	iii. Book value of immovable property	**NA**	
	iv. Indicative Prospective Estimated Fair Market Value	**Rs. 35,64,00,000/-**	
	v. Expected Estimated Realizable Value	**Rs. 30,29,40,000/-**	
	vi. Expected Forced/ Distress Sale Value	**Rs. 26,73,00,000/-**	

	vii. Guideline Value (value as per Circle Rates)	**Rs.8,44,51,095/-**	
S NO.	**ENCLOSED DOCUMENTS**	**ENCLOSURE NO.**	**REMARKS**
1.	Part – C: Area Description of the Property	Enclosure - I	Enclosed with the report
2.	Part – D: Procedure for Valuation Assessment	Enclosure - II	Enclosed with the report
3.	Declaration	Enclosure - III	Enclosed with the report
4.	Model Code of Conduct for Valuers	Enclosure - IV	Enclosed with the report
5.	Photograph of owner with the property in the background	Enclosure - V	Owner's representative photograph with the property is enclosed with the report along with property other photographs
6.	Google Map Location	Enclosure - VI	Google Map enclosed with coordinates
7.	Layout plan of the area in which the property is located	NA	Enclosed with the report
8.	Building Plan	NA	Not provided by the owner/ client
9.	Floor Plan	NA	Not provided by the owner/ client
10.	Any other relevant documents/extracts *(All enclosures & annexures to remain integral part & parcel of the main report)*	Refer below.	Refer below.
	a. Enclosure Copy of Circle Rate	Enclosure - VII	Enclosed with the report
	b. References on Price Trend of the similar related properties available on public domain	Enclosure - VIII	Enclosed with the report
	c. Extracts of important property documents provided by the client	Enclosure - IX	Enclosed with the report
	d. Valuer's Important Remarks	Enclosure - X	Enclosed with the report
11.	Total Number of Pages in the Report with enclosures	NA	

ENCLOSURE - I

PART C	AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	24,281 sq.mtr	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	The land area mentioned in the documents provided is 24281Sq.m. Since the subject land is irregular and large in size moreover merged with other plot numbers. Thus, site measurement couldn't be carried out.	
2.	Constructed Area considered for Valuation (As per IS **3861-1966)**	**Covered Area**	9712 sq.mtr
	Area adopted on the basis of	Site survey measurement only since no relevant document was available	
	Remarks & observations, if any	During site survey measurement it was observed that subject property comprises of Ground floor with GI shed structure with total builtup area of 22,846 sq.mtr..But as per approved map provided to us for the land parcel of area 64376 Sq.m. having 40% permissible GF built up area of 22834 sq.mtr. but our subject land is of area 24,281 Sqm. So total builtup area permissible on GF is 9,712 Sq.m	

Note:

1. *Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.*

2. *Verification of the area measurement of the property is done based on sample random checking only.*

3. *Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.*

4. *Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.*

ENCLOSURE - II

PART D PROCEDURE OF VALUATION ASSESSMENT

1.	GENERAL INFORMATION				
i.	Important Dates	**Date of Appointment**	**Date of Inspection of the Property**	**Date of Valuation Assessment**	**Date of Valuation Report**
		9 December 2022	10 February 2023	4 March 2023	4 March 2023
ii.	Client	PNB LCB, 14th Floor, F Wing, Maker Tower, Cuffe Parade, Mumbai-400005			
iii.	Intended User	PNB LCB, 14th Floor, F Wing, Maker Tower, Cuffe Parade, Mumbai-400005			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	☐	Identified by the owner		
		☒	Identified by owner's representative		
		☒	Done from the name plate displayed on the property		
		☐	Cross checked from boundaries or address of the property mentioned in the deed		
		☐	Enquired from local residents/ public		
		☐	Identification of the property could not be done properly		
		☐	Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Only photographs taken (No sample measurement verification), Since property is merged with anothers property so demarcation is not clear			

2.	ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	**Nature**	**Category**	**Type**
		LAND & BUILDING	INDUSTRIAL	INDUSTRIAL PROJECT LAND & BUILDING
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation *(Basis of Valuation as per IVS)*	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed *(Premise of Value as per IVS)*	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
vi.	Property Use factor	**Current/ Existing Use**	**Highest & Best Use**	**Considered for**

			(in consonance to surrounding use, zoning and statutory norms)	**Valuation purpose**	
		Industrial	Industrial	Industrial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	**Shape**	**Size**	**Layout**	
		Irregular	Large	Not a Good Layout	
x.	Property Location Category Factor	**City Categorization**	**Locality Characteristics**	**Property location characteristics**	**Floor Level**
		Scale-B City	Good	Road Facing	Ground
		Urban developing	Normal	Not Applicable	
			Within urban developing zone	Not Applicable	
		Property Facing			
		South Facing			
xi.	Physical Infrastructure availability factors of the locality	**Water Supply**	**Sewerage/ sanitation system**	**Electricity**	**Road and Public Transport connectivity**
		Yes from municipal connection	Underground	Yes	Easily available
		Availability of other public utilities nearby		**Availability of communication facilities**	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	Road facing property.			
xvi.	Any specific drawback in the property	Yes, The subject property is large and irregular in shape and merged with other Plot numbers as 102/3/P1 103/3/p2 and 102/3/P3.			
xvii.	Property overall usability/ utility Factor	Normal			
xviii.	Do property has any alternate use?	No, only for industrial purpose			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	No demarcation done and mixed with other adjoining Lands			

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<table>
<tr><td>xx.</td><td>Is the property merged or colluded with any other property</td><td colspan="4">Yes
Comments: ---</td></tr>
<tr><td>xxi.</td><td>Is independent access available to the property</td><td colspan="4">Clear independent access is available</td></tr>
<tr><td>xxii.</td><td>Is property clearly possessable upon sale</td><td colspan="4">Yes</td></tr>
<tr><td>xxiii.</td><td>Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)</td><td colspan="4">Fair Market Value
Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</td></tr>
<tr><td>xxiv.</td><td>Hypothetical Sale transaction method assumed for the computation of valuation</td><td colspan="4">Fair Market Value
Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</td></tr>
<tr><td rowspan="3">xxv.</td><td rowspan="3">Approach & Method of Valuation Used</td><td></td><td colspan="2">Approach of Valuation</td><td>Method of Valuation</td></tr>
<tr><td>Land</td><td colspan="2">Market Approach</td><td>Market Comparable Sales Method</td></tr>
<tr><td>Building</td><td colspan="2">Cost Approach</td><td>Depreciated Replacement Cost Method</td></tr>
<tr><td>xxvi.</td><td>Type of Source of Information</td><td colspan="4">Level 3 Input (Tertiary)</td></tr>
<tr><td>xxvii.</td><td colspan="5">Market Comparable</td></tr>
<tr><td rowspan="16"></td><td rowspan="16">References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)</td><td rowspan="7">1.</td><td colspan="2">Name:</td><td>M/s. Shekhar Nadar</td></tr>
<tr><td colspan="2">Contact No.:</td><td>+91-9930603320</td></tr>
<tr><td colspan="2">Nature of reference:</td><td>Property Consultant</td></tr>
<tr><td colspan="2">Size of the Property:</td><td>Not specifiied</td></tr>
<tr><td colspan="2">Location:</td><td>Same location</td></tr>
<tr><td colspan="2">Rates/ Price informed:</td><td>Around Rs. 10,000/- Rs. 12,000/- per sq.mtr.</td></tr>
<tr><td colspan="2">Any other details/ Discussion held:</td><td>As per the discussion with the property dealer of the subject locality we came to know that that the price are Rs.11000 to 12000 / sq.mtr here.</td></tr>
<tr><td rowspan="7">2.</td><td colspan="2">Name:</td><td>M/s. Patel RE Consultant</td></tr>
<tr><td colspan="2">Contact No.:</td><td>+91-9824106280</td></tr>
<tr><td colspan="2">Nature of reference:</td><td>Property Consultant</td></tr>
<tr><td colspan="2">Size of the Property:</td><td>Not specified</td></tr>
<tr><td colspan="2">Location:</td><td>Same Location</td></tr>
<tr><td colspan="2">Rates/ Price informed:</td><td>Around Rs. 12,000/- to Rs. 13,000/- per sq.mtr.</td></tr>
<tr><td colspan="2">Any other details/ Discussion held:</td><td>As per the discussion with property consultant of the subject locality we came to know that the rates for the similar kind of property nearby is ~Rs. 10,000 per Sq.m. to 12, 000sq.mtr</td></tr>
<tr><td colspan="4">NOTE: The given information above can be independently verified to know its authenticity.</td></tr>
<tr><td colspan="4"></td></tr>
<tr><td>xxviii.</td><td>Adopted Rates Justification</td><td colspan="4">As per our discussion with the property dealers and habitants of the subject location we have gathered the following information: -
1. There is very less availability of larger plots (having similar size as our</td></tr>
</table>

		subject property) 2. Based on the above information and keeping in mind the less availability of plots in subject locality we are of the view to adopt a rate of **Rs. 11,000/- per sq. mtr.** for the purpose of this valuation assessment.
	NOTE: *We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.* *Related postings for similar properties on sale are also annexed with the Report wherever available.*	
xxix.	**Other Market Factors**	
	Current Market condition	Normal **Remarks:** --- **Adjustments (-/+):** 0%
	Comment on Property Salability Outlook	**will be liitle hard to sell the separate plot as it is merged and not properly demarcated at site.** **Adjustments (-/+): -10%**
	Comment on Demand & Supply in the Market	**Demand:** Good — **Supply:** Adequately available **Remarks:** **Adjustments (-/+):** 0%
xxx.	Any other special consideration	**Reason:** **Adjustments (-/+):** 0%
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financer or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing. **Adjustments (-/+):** 0%
xxxii.	**Final adjusted & weighted Rates considered for the subject property**	**Rs. 9,900/- per sq. mtr**
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	**Basis of computation & working**	

- *Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.*
- *Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.*

- *For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.*
- *References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.*
- *Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.*
- *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.*
- *Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.*
- *This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.*
- *Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.*
- *Verification of the area measurement of the property is done based on sample random checking only.*
- *Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.*
- *Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.*
- *Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.*
- *Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.*
- *The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.*
- *Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.*
- *This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.*
- *Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.*

xxxv.	**ASSUMPTIONS**
	a. *Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.* b. *Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.* c. *The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.* d. *It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.* e. *Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.* f. *Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.* g. *If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.*
xxxvi.	**SPECIAL ASSUMPTIONS**
	None
xxxvii.	**LIMITATIONS**
	None

3.	VALUATION OF LAND		
	Particulars	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective Fair Market Value**
a.	Prevailing Rate range	-----	Rs.10,000/- to Rs. 12,000/- per sq.mtr
b.	Rate adopted considering all characteristics of the property	-----	Rs.9,900/- per sq.mtr
c.	Total Land Area considered *(documents vs site survey whichever is less)*	-----	24,281 sq.mtr.
d.	**Total Value of land (A)**	-----	24281sq.mtr x Rs.9,900/- per sq.mtr
		-----	**Rs.24,03,81,900/-**

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4. VALUATION COMPUTATION OF BUILDING & CIVIL WORK

c

SR. No.	Details of Building	Height in Feet	Type of Structure	Covered area (in sq.mtr)	Covered Area (in sq ft)	Year of Construction (Approximately)	Plinth Area Rate (In per sq ft)	Depreciated Replacement Market Value (INR)
1	Ground	47	GI Shed	9,712.00	1,04,501	2018	₹ 1,200	₹ 11,59,96,110
TOTAL				9,712.00	**1,04,501**			₹ 11,59,96,110

Remarks:

1. All the details pertaing to the building area statement such as area, floor, etc has been taken from the site survey measurement.

2. The subject property is consturcted with RCC Framed type and Tin shed.

3. The valuation is done by considering the depreciated replacement cost approach.

4. We have taken the year of construction from information provided to us during the survey.

5. As per our site survey we have observed the maintenance of the building is good

5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY

S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements *(add lump sum cost)*	----	----
b.	Add extra for fittings & fixtures *(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)*	----	----
c.	Add extra for services *(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)*	----	----
d.	Add extra for internal & external development *(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)*	----	----
e.	**Depreciated Replacement Value (B)**	**Rs.NA/-**	**----**
f.	***Note:*** • *Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.* • *Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.*		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective** Fair Market Value
1.	Land Value (A)	**Rs. 95,90,995/-**	**Rs.24,03,81,900/-**
2.	Total **BUILDING & CIVIL WORKS** (B)	**Rs. 7,48,60,100/-**	**Rs.11,59,96,110 /-**
3.	Additional Aesthetic Works Value (C)	---	----
4.	**Total Add (A+B+C)**	**Rs.8,44,51,095/-**	**Rs. 35,63,78,010/-**
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	**Total Indicative & Estimated Prospective** Fair Market Value	---	**Rs. 35,63,78,010/-**
8.	**Rounded Off**	---	**Rs. 35,64,00,000/-**
9.	**Indicative & Estimated Prospective** Fair Market Value in words	----	**Rupees Thirty-Five Crore Sixty-Four Lakhs Only/-**
10.	**Expected Realizable Value (@ ~15% less)**	---	**Rs. 30,29,40,000/-**
11.	**Expected Distress Sale Value (@ ~25% less)**	---	**Rs. 26,73,00,000/-**
12.	**Percentage difference between Circle Rate and** Fair Market Value	More than 20%	
13.	**Concluding Comments/ Disclosures if any**		

a. We are independent of client/ company and do not have any direct/ indirect interest in the property.

b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.

c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.

d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.

f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.

g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.

h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.

	i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.
14.	**IMPORTANT KEY DEFINITIONS**
	Fair Value *suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.* *Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.*
	Fair Market Value *suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.* *Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.*
	Market Value *suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.* *Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.* *Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the marker Value definition.*
	Realizable Value *is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.*
	Distress Sale Value* *is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.*
	Liquidation Value *is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize*

	whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.
	***Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.* *The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.* *The **Price** is the amount paid for the procurement of the same asset.* *The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.* *Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.*
15.	***Enclosures with the Report:*** • *Enclosure III: Declaration* • *Enclosure IV: Model code of conduct for valuers* • *Enclosure V: Photographs of the property* • *Enclosure VI: Google map location* • *Enclosure VII: Copy of Circle rate* • *Enclosure VIII: Referenced on price trend of the similar related properties available on public domain.* • *Enclosure IX: Extracts of important property documents provided by the clients* • *Enclosure X: Valuer's important remarks.*

IMPORTANT NOTES

***DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.*

*Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.*

IF REPORT IS USED FOR BANK/ FIs

***NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.*

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Abhishek Shanbhag and Shreyash Shetty	Mahesh Chandra Joshi	Rajani Gupta

ENCLOSURE III: DECLARATION

a The information furnished in our valuation report dated 4/3/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.

b We have no direct or indirect interest in the property valued.

c Our authorized Engineer/ surveyor Mr. Abhishek Shanbhag and Shreyash Shetty have personally inspected the property on 10/2/2023 the work is not subcontracted to any other valuer and is carried out by us.

d We have not been convicted of any offence and sentenced to a term of imprisonment.

e We have not been found guilty of misconduct in professional capacity.

f We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.

g We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.

h Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.

i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.

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

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This opinion on Valuation report is prepared for the industrial property situated at the aforesaid address. The subject property is purchased via sale deed dated 19.05.2005 between M/s pine view developers, partners Mr.Sureshbhai Bhaskarbhai and Mr. Dilipbhai Chamanlal Mehta and M/s. Chandan Steels limited of land area of 24,281 sq.mtr. The subject land originally was agricultural land but later converted into nonagricultural residence use, presently used for industrial purpose. During site survey measurement it was observed that subject property comprises of Ground floor with GI shed structure with total builtup area of 22,846 sq.mtr..But as per approved map provided to us for the land parcel of area 64376 Sq.m. having 40% permissible GF built up area of 22834 sq.mtr. but our subject land is of area 24,281 Sqm. So total builtup area permissible on GF is 9,712 Sq.m.*(40% of 24,281)* which is considered for the valuation purpose. Our subject property is merged with the Plot 102/3/P1, 103/3/P2 and 102/3/P3 and is not

		properly demarcated. The subject property is situated at the ~650m away from the main road (Umbergaon Railway Station Road). All the basic and civic amenities are available within the close proximity of the subject property.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.
3.	Identity of the experts involved in the valuation	**Survey Analyst:** Er. Abhishek Shanbhag and Shreyash Shetty **Valuation Engineer:** Er Mahesh Chandra Joshi. **L1/ L2 Reviewer:** Er. Rajani Gupta
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	**Date of Appointment:** **10/12/2022** **Date of Survey:** **10/2/2023** **Valuation Date:** **4/3/2023** **Date of Report:** **4/3/2023**
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Abhishek Shanbhag on 10/2/2023. Property was shown and identified by **Mr. Sunil** (☎-9558246003)
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void. This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset which owner/ owner representative/ client/ bank has shown/ identified to us on the site and as found on as-is-where basis unless otherwise mentioned in the report of which some reference has been taken from the

		information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
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.	Please refer to Part D & Part E Valuer's Important Remarks of the Report enclosed herewith.

Date: 4/3/2023
Place: Noida

Signature

(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE IV: MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high 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 DISCLOUSRE 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 necessarily 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 "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuer's organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's 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 "relative" shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Signature of the Authorized Person: ____________

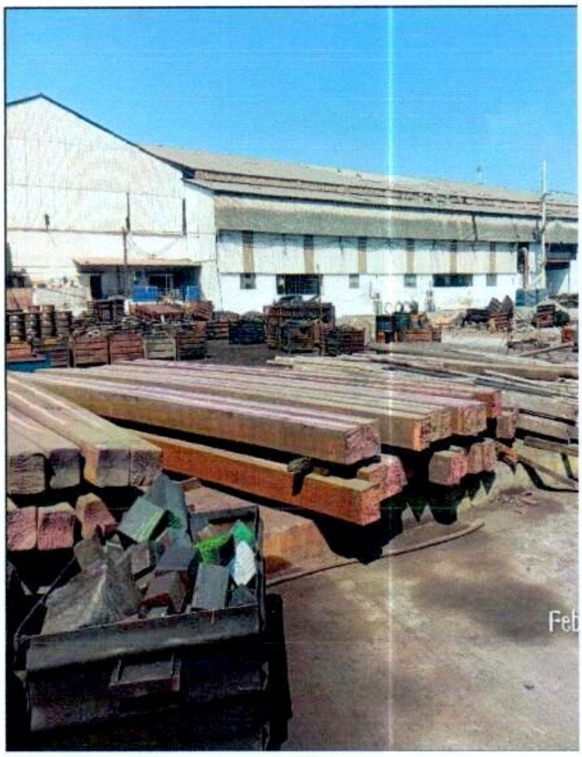
Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

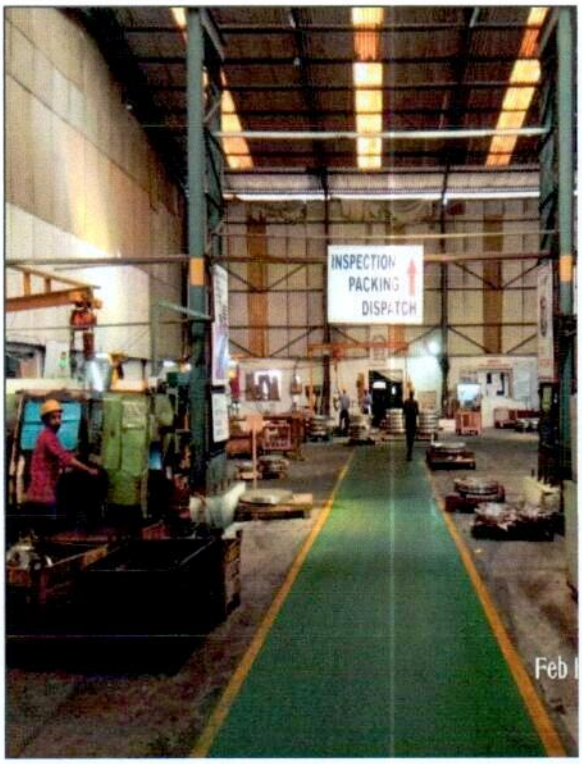
Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 4/3/2023

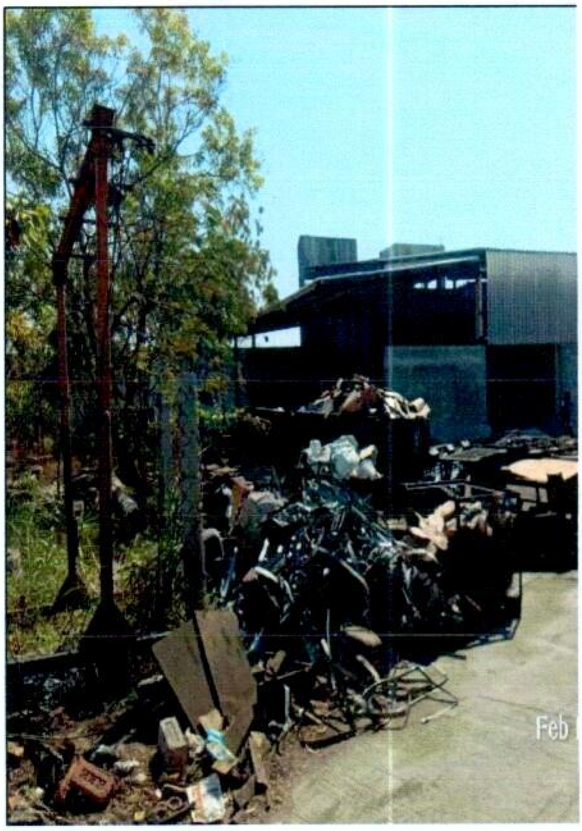
Place: Noida

ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY




INSPECTION
PACKING
DISPATCH
Feb


Feb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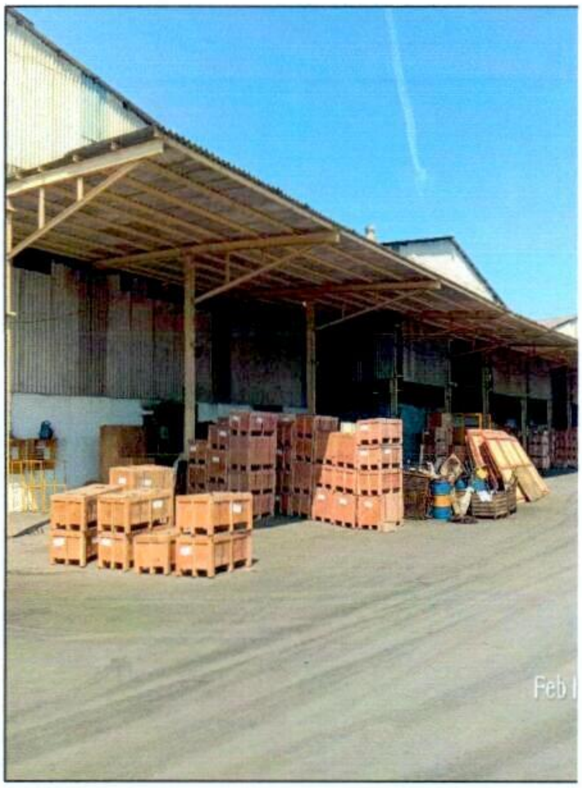
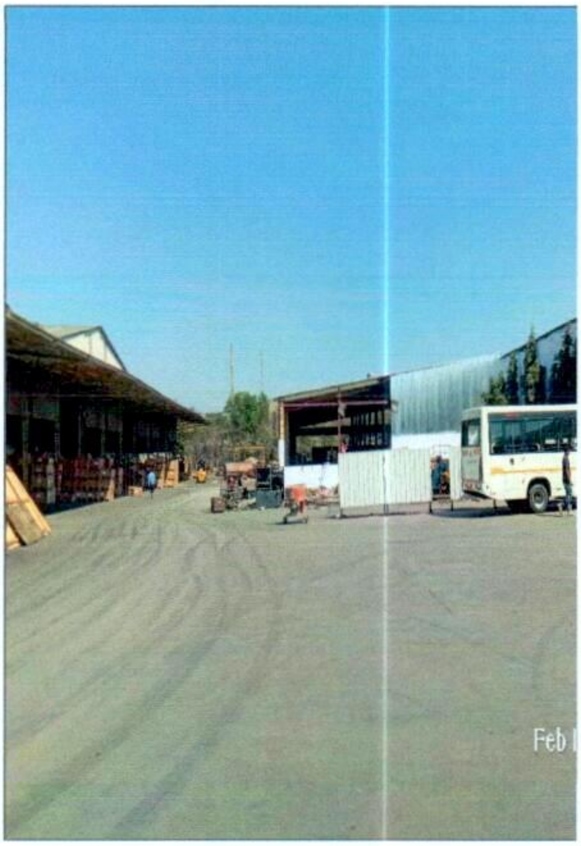
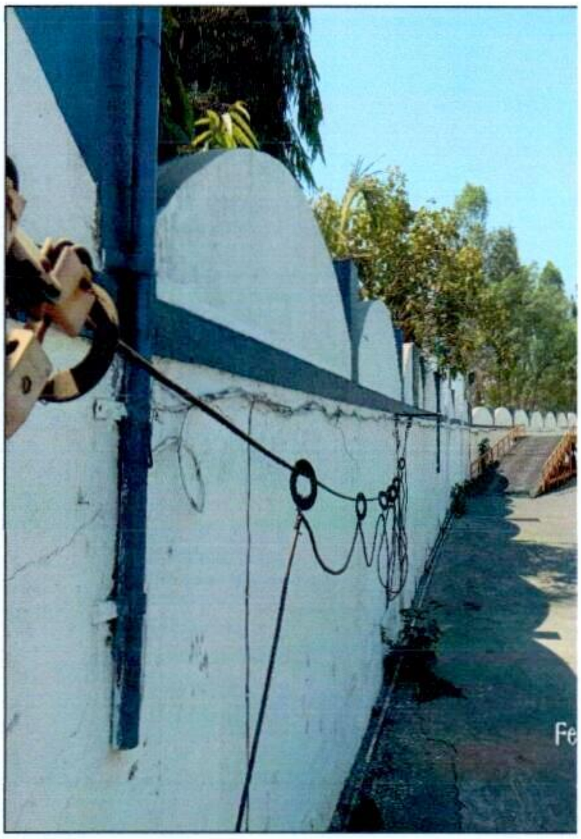
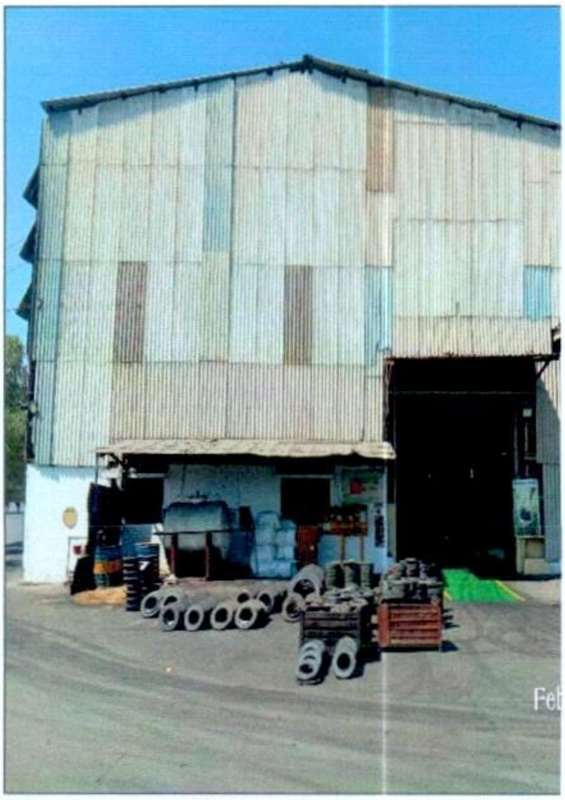
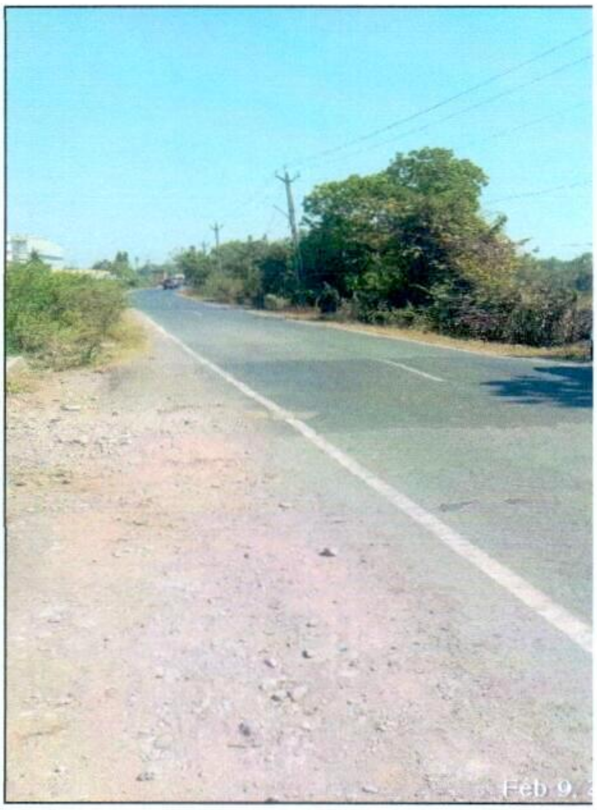
Feb

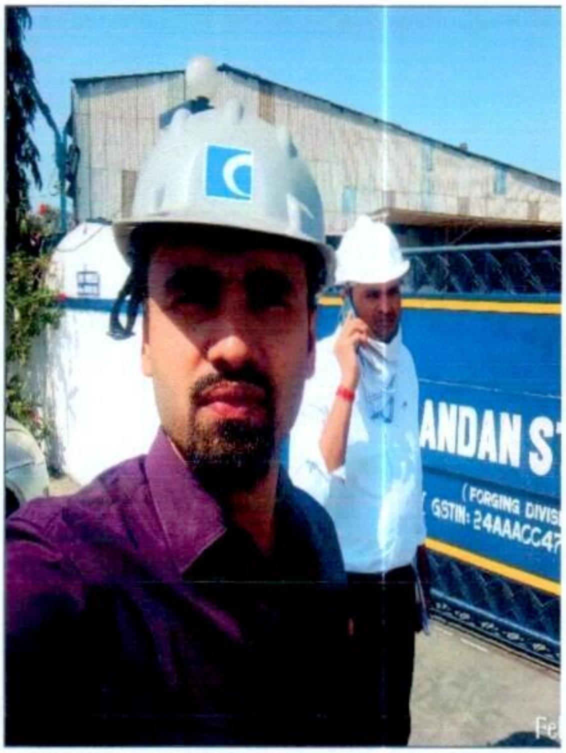






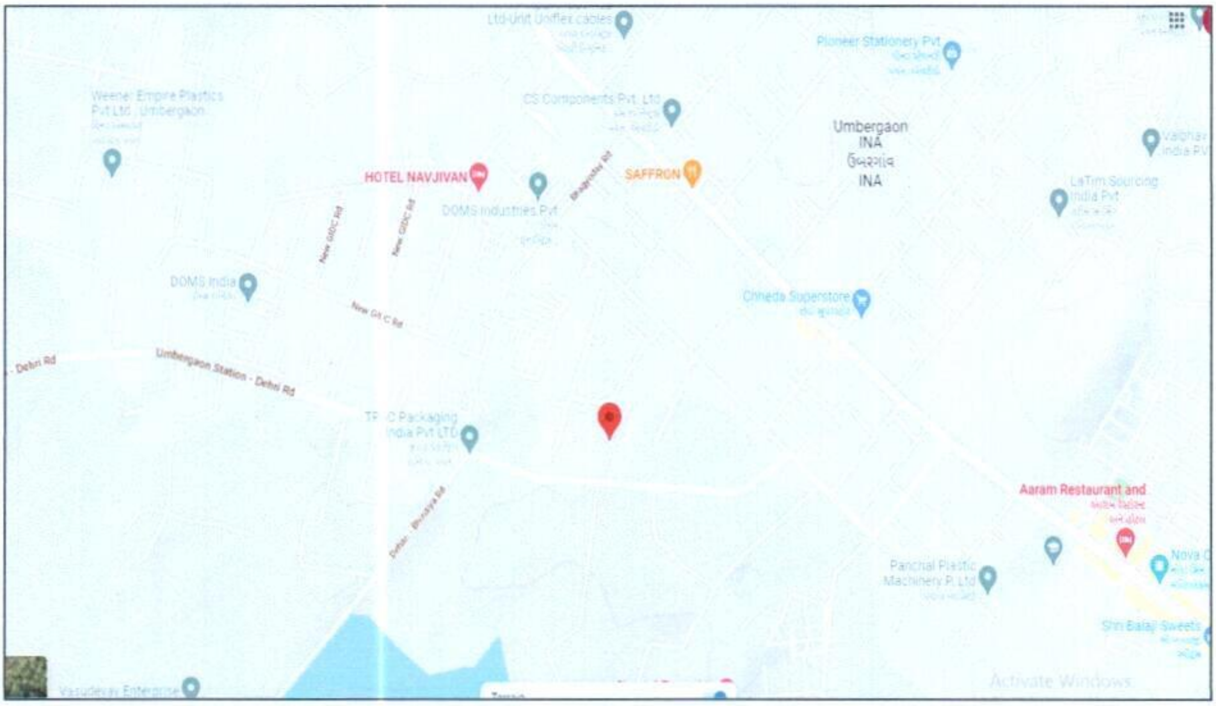







CHANDAN STEEL LTD.
(FORGING DIVISION)
[GSTIN: 24AAACC4713B1ZG]

ENCLOSURE: VI – GOOGLE MAP LOCATION



R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE: VII – COPY OF CIRCLE RATE

garvi.gujarat.gov.in says

Property Type:NA - INDUSTRIAL
Survey No:Gamtal
J1:395
J2:395
C1:8200
finaltotalcost:84451100
othercost:0
Depriciation:4778304
Landcost:9590995
totalcost:79638400

OK

Superintendent of Stamps, Gandhinagar, Gujarat State
Government of Gujarat

Jantri Rate | MarketValue

Property Construction Detail

District	VALSAD	Taluka	UMBERGAON		
Village	DAHARI				
URBAN	T.P/F.P	City Survey	Survey	Block	
RURAL	Rural				
Property Type :	NA - INDUSTRIAL	Rural Survey No./Extension	Gamtal	Land Rate:	
Construction Rate				Alternate Rate :	
j1	395	j2	395	c1	8200
Construction Type:	Small Scale Industries (	Level Type:	FINISHED Construction	For Commercial Shop Only:	NA
For Commercial Only:	NA	For Residentia -Flat/Apartment:	NA	For Floor:	NA
Land Area	24281	**Area(Sq. Mt.)**	**Land Cost**	9590995	
	Area(Sq. Mt.)	**Rate(Rs.)**	**Constructions year**	**Depriciation(%)**	**Depriciation(Rs.)**
Ground Floor	9712	79638400	2018	6 (%)	4778304
First Floor			2018	(%)	
SecondFloor			2023	(%)	
Third Floor			2023	(%)	
Mezzanine			2023	(%)	
Basement			2023	(%)	
Total Area	9712	79638400			4778304

Open Land Near The Property

Not Applicable | Open Area Car Parking | Close Garage Car Parking

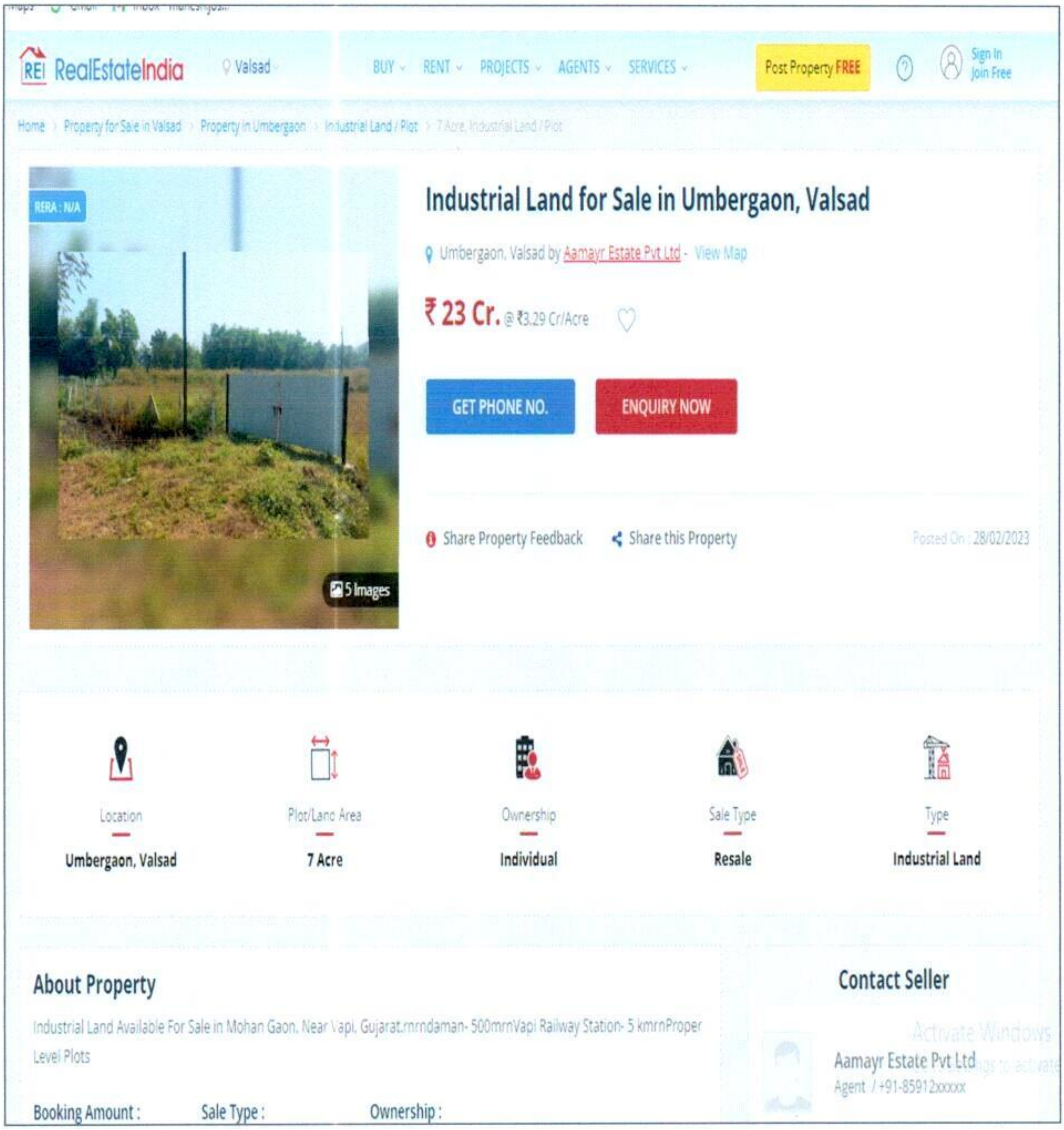
Other: 0

Total ConStructions Cost (Rs.): 74860100

Market Value: 84451100

Calculate MarketValue

ENCLOSURE: VIII - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN



RealEstateIndia | Valsad | BUY | RENT | PROJECTS | AGENTS | SERVICES | Post Property FREE | Sign In | Join Free

Home > Property for Sale in Valsad > Property in Umbergaon > Industrial Land / Plot > 7 Acre, Industrial Land / Plot

RERA : N/A

5 Images

Industrial Land for Sale in Umbergaon, Valsad

Umbergaon, Valsad by Aamayr Estate Pvt Ltd - View Map

₹ 23 Cr. @ ₹3.29 Cr/Acre

GET PHONE NO. | ENQUIRY NOW

Share Property Feedback | Share this Property | Posted On : 28/02/2023

Location	Plot/Land Area	Ownership	Sale Type	Type
Umbergaon, Valsad	7 Acre	Individual	Resale	Industrial Land

About Property

Industrial Land Available For Sale in Mohan Gaon, Near Vapi, Gujarat.rnrndaman- 500mrnVapi Railway Station- 5 kmrnProper Level Plots

Booking Amount : Sale Type : Ownership :

Contact Seller

Aamayr Estate Pvt Ltd
Agent / +91-85912xxxxx

ENCLOSURE IX: EXTRACTS OF IMPORTANT PROPERTY DOCUMENTS PROVIDED BY THE CLIENT

INDIA NON JUDICIAL

RUPEES 25000 रुपये

RUPEES 25000 रुपये RUPEES 25000 रुपये

पच्चीस हज़ार रुपये

નં. ૭૭૩ તા. ૧૮/૦૪/૦૫ રૂ. ૨૫૦૦૦/-

02DD 664008

P.R.D

13

2005

આદિત્યકુમાર આર. ભંડારી
સ્ટામ્પ વેન્ડર, ઉમરગામ
લા. નં. ૨૧/૯૩

લેનારની સહી

- 2 -

SALE DEED OF N. A. LAND SITUATED AT : DEHARI, TA : UMBERGAON, DIST : VALSAD FOR A CONSIDERATION OF RS. 15,29,703/- (RUPEES FIFTEEN LACS TWENTY NINE THOUSAND SEVEN HUNDRED THREE ONLY)

THE SEAL OF THE SUB REGISTRAR

THIS INDENTURE is made at Umbergaon on 19th MAY 2005 BETWEEN

M/S. PINE VIEW DEVELOPERS, PARTNERS

1. SHRI : SURESHBHAI BHASKARBHAI SAVE (Income Tax Pan - AADFP6616H)

   Age Ault, Occupation : Business & Agriculture,

   Residing At : Dehari, Tal : Umbergaon, Dist : Valsad

   Income Tax Pan No. AKJPS6745H

2. SHRI : DILIPBHAI CHAMANLAL MEHTA

   Age Ault, Occupation : Business & Agriculture,

   Residing At : Solsumba, Tal : Umbergaon, Dist : Valsad

   Income Tax Pan No. ACZPM1085A

3/-

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

નં. ૪૦૩ તા. ૧૫/૫/૦૫ રૂ. ૨૫૦૦૦/-

02DD 664009

આ રૂપિયા પચ્ચીસ હજાર ... સાથે રૂ. ૨૦૦૦૦૦/- ... તે આપનાર શ્રી ચંદન સ્ટીલ લિ. રહે GIDC ઉમરગામ ... ઉમરગામ

PRD
[illegible] | [illegible] | 13
2005

ગોવિંદભાઈ આર. ભંડારી
સ્ટામ્પ વેન્ડર, ઉમરગામ.
લા. નં. ૨૧/૮૩

લેનારની સહી

- 3 -

hereinafter called "THE VENDORS" (which expression be deemed to include his heirs, successors survivors, legal representetives, executors, administrators and assigns etc.) OF THE ONE PART.

AND

THE SEAL OF THE SUB REGISTRAR

CHANDAN STEEL LIMITED, a company incorporated and registered under the companies Act 1956 and having its registered office at Plot No. 35, G.I.D.C. Umbergaon, Tal : Umbergaon, Dist : Valsad, GUJARAT STATE, Income Tax Pan No. AAACC4713B hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its directors, chairman, executors, administrators and assigns etc) OF THE OTHER PART.

WHEREAS the vendors are absolutely seized and possessed of and

SCHEDULE

All that piece or parcel of non-agricultural lands situated at Village DEHARI Taluka : Umbergaon, Dist : Valsad within the Registration District Valsad and Sub-Registration District PARDI- UMBERGAON admeasuring 24281.00 Sq. Mtrs. or Hector-Are 2-42-81 Sq.Mtrs bearing Survey No. 102 Hissa No. 2/p2 bounded as under :-

11/-

PRD
282011 | 13
2005

- 11 -

On or towards the East : by land belonging to Survey No. 258

On or towards the West	by land belonging to Survey No. 102/2 Paiki
On or towards the North	by land belonging to survey No. 105
On or towards the South	by wide Government Road from Umbergaon St. to Dehari Village

Together with all rights and to easement, right of ways and water ways attached to the land.

SIGNED AND DELIVERED BY THE WITHINNAMED VENDORS M/S. PINE VIEW DEVELOPERS, PARTNERS

(Suresh B. Save)

1. SHRI : SURESHBHAI BHASKARBHAI SAVE

LEAD LAW

To,
The Deputy General Manager
Punjab National Bank (PNB")
Large Corporate Branch
Cuffe Parade, Mumbai

Re.: Title search report of Non-Agricultural land bearing Survey no 2193 (Old Survey No. 102 Hissa no 2/P2) , admeasuring 24,281 Sq. Mtrs., at Village Dehari, Taluka Umbergaon, District Valsad, within the Registration District of Valsad and Sub-District of Pardi - Umbargaon (hereinafter referred to as the "**said Plot**"). Bounded as follows:

On or towards the North by: Survey No 105
On or towards the South by: Plot no 47
On or towards the East by: Survey No 258
On or towards the West by: Wide Govt. Road

Belonging to: M/s Chandan Steel Limited ("**Company**")

SPECIAL REPORT ON TITLE

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	**PARTICULARS**	
1.	Name of the Borrower with address	M/s Chandan Steel Limited Address: 504, 5th Floor, Sukh Sagar, N.S. Patkar Marg, Mumbai - 400 007
2.	Name of the person offering Mortgage with parentage/constitution and address	M/s Chandan Steel Limited Address: 504, 5th Floor, Sukh Sagar, N.S. Patkar Marg, Mumbai - 400 007
3.	Details of the property to be mortgaged: As per Sale Deed dated 19/05/2005 As per present Record of Rights (hereinafter referred to as "ROR")	Property bearing Survey no 2193 (Old 102 Hissa no 2/P2), admeasuring 24,281 Sq. Mtrs., at Village Dehari, Taluka Umbergaon, District Valsad, within the Registration District of Valsad and Sub-District of Pardi - Umbargaon. Bounded by: On or towards the North by: Survey No 105 On or towards the South by: Plot no 47 On or towards the East by: Survey No 258 On or towards the West by: Wide Govt. Road

DESCRIPTION

PROPOSED REVISED FACTORY SHED ON SR.NO- 102/2/PAIKY2 +102/3/P1 +102/3/P2 + 102/3/P3
AT-VILLAGE DEHARI TA- UMERGAM . DIST. VALSAD

FOR-
MS. CHANDAN STEEL LTD.
CHANDAN STEEL LTD.EXECUTIVE DIRECTOR
SHREE DILIPBHAI CHUNILAL CHANDAN
SHREE VIJAYKUMAR CHUNILAL CHANDAN
SHREE CHUNILAL GHAMANDIRAMJI CHANDAN

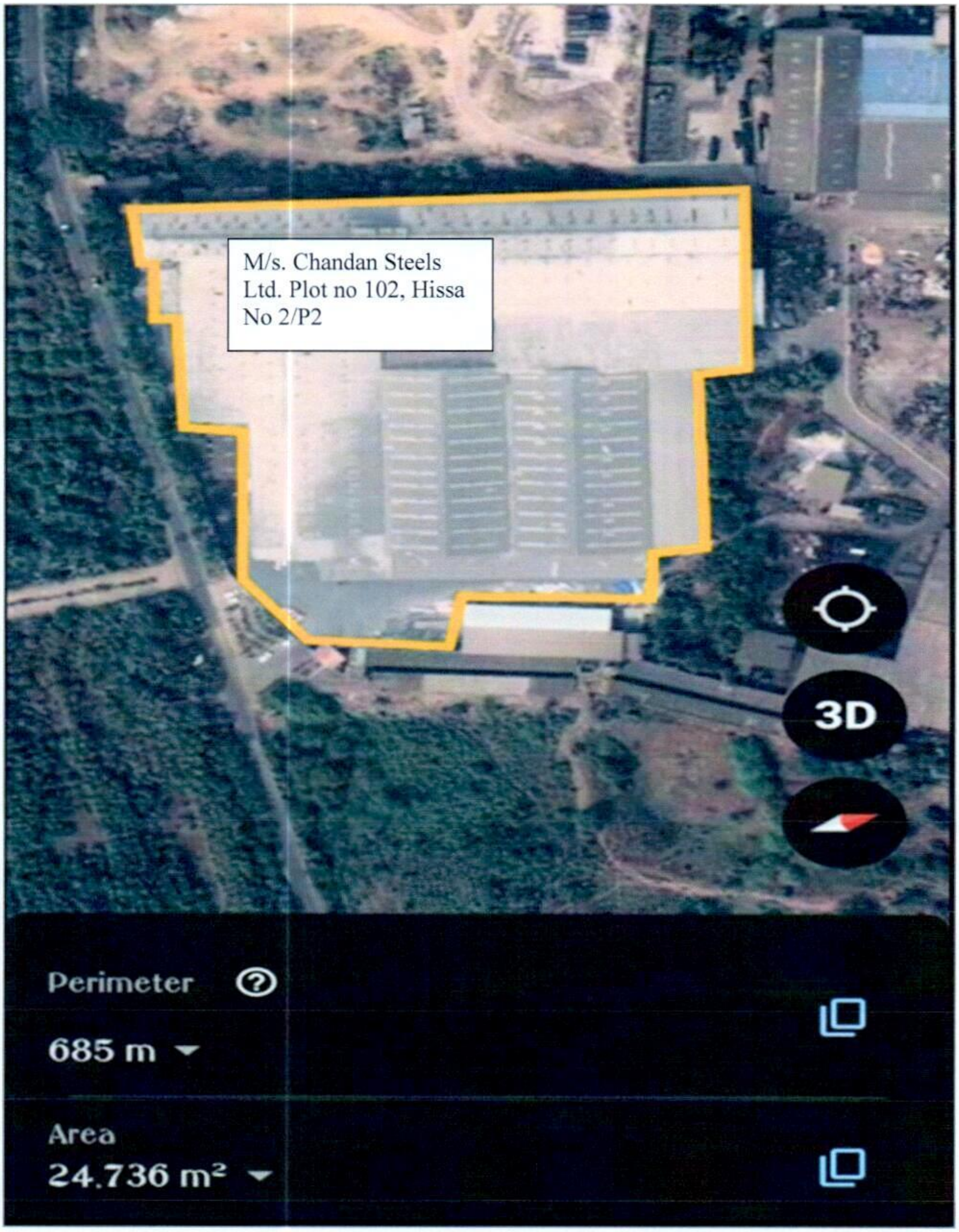
AREA STATEMENT SQ.M

SR.No	DESCRIPTIONS	AREA IN SQ.MTS.
01	PLOT AREA AS/ RECORD (7 &12) (sr.no-102/2/P2+102/3/P1+103/3/P2+102/3/P3) (24281.00+13365.00+13365.00+13365.00) = 64376.00	64376.00
02	10% PERMI. LOADING UN LOADING	6437.60
03	PROPOSED LOADING UN LOADING (A+B) 2416.03 + 4875.01 = 7290.04	7290.04
04	NET PLOT AREA	57085.96
05	40% PERMISSIBLE BUILT UP AREA	22834.38
06	PROPOSED BUILT UP AREA	22699.29
07	(1.2) PERMISSIBLE F.S.I	68503.15
08	PROPOSED F.S.I	22699.29
09	AREA OF ROAD	4675.60
10	PROPOSED PARKING AREA	1872.54
11	REMAINING OPEN LAND	27838.53

6000.00
14288.00
369.04
42.25
22699.29

COLOUR NOTE:

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.


M/s. Chandan Steels Ltd. Plot no 102, Hissa No 2/P2
3D
Perimeter
685 m
Area
24.736 m²

ENCLOSURE - X

PART E	VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property

	prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work in not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to

	evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	**Defect Liability Period is 15 DAYS.** We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.