

Mumbai Branch Office:

Office No: Unit No. 1212, Floor No.: 12,
Building Name: Sunshine Tower, Block
Sector: Dadar West, Mumbai 400013,
Road: Senapati Bapat Marg,
District : Mumbai
Ph.: 9651070248, 9205353008

REPORT FORMAT: V-L2 (Large with P&M - SBI) | Version: 12.0 | Nov. 2022

CASE NO.VIS (2024-25)-PL489-438-608

Dated: 13.11.2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

SITUATED AT

M/S. BHARAT GEAR LIMITED, VILLAGE-KAUSA, MUMBRA, DISTRICT-THANE,
MAHARASHTRA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, HORNIMAN CIRCLE, FORT,
MUMBAI

*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.*

*NOTE: As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission after
which report will be considered to be correct.*

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

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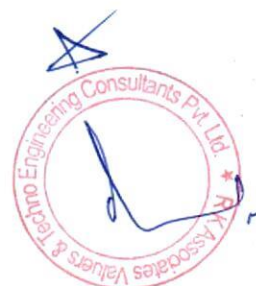
Other Offices at: Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Shahjahanpur | Satellite & Shared Office: Moradabad | Meerut | Agra

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



M/S. BHARAT GEAR LIMITED, VILLAGE-KAUSA, MUMBRA, DISTRICT-THANE, MAHARASHTRA



PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, Commercial Branch, Horniman Circle, Fort, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Bharat Gear Limited
Work Order No. & Date	Via e-mail dated 28 th October, 2024

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Bharat Gear Limited						
	Address & Phone Number of the Owner	Address: Village-Kausa, Mumbra, District-Thane, Maharashtra						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	07.11.2024						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Tushar Sapre</td><td>Company Representative</td><td>+91 98330 93063</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Tushar Sapre	Company Representative	+91 98330 93063
Name	Relationship with Owner	Contact Number						
Mr. Tushar Sapre	Company Representative	+91 98330 93063						
d.	Date of Valuation Report	13.11.2024						
e.	Name of the Developer of the Property	--						
	Type of Developer	--						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This Valuation report is prepared for free hold Industrial land, building and Plant & Property located at Village-Kausa, Mumbra, District-Thane, Maharashtra having land area measuring 1,30,173.32 sqm and total built-up area admeasuring 27,224 sqm and Gross Block & Net Block of Plant & Machinery is Rs. 108.47 Cr. & Rs. 12.86 Cr. Respectively.

We have been shared copy of 2 nos. of conveyance deed. Details of the same area as follows: -

S. No.	Seller	Buyer	Deed Date	Survey No.	Area (In Sqm)	Sale Amount (In Rs.)
1	Raunaq & Company Private Limited	Bharat Gears Limited	13-11-1992	139	6560	8,00,000
2	Eddie Martin Alvares		28-09-1972	97(P), 98, 99, 99, 99, 100, 101	96028.3	12,17,645
Total					1,02,588.3	20,17,645

As per copy Collector, Thana order dated 01-01-1973, the land measuring 1,30,173.32 sqm is converted from Agricultural to Non-agricultural (Industrial) purpose at the rate of Rs. 50/- per acre.

Apart from conveyance deeds, 07 nos. of Title Investigation Reports area also shared with us. Details of the same are as follows: -

S. No.	Owner	TIR Date	Survey No.	Land Area	Land Area (In Sqm)
1	Bharat Gears Limited	13-04-2022	139/Part, 139/2A, 139/2B	96 Gunthas	16,238
2		13-04-2022	97/Part	0H-52R-61P	5,261



VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED

3	13-04-2022	98	1H-53R-8P	15,378
4	13-04-2022	99/1, 99/2 & 99/3 Part	5H-146R-0P	64,547
5	13-04-2022	100/1	0H-15R-43R	1,547
6	13-04-2022	101/5 Part	0H-93R-7P	9,218
7	13-04-2022	138/1	2H-45R-0P	24,484
Total				1,36,673

Further, the facts mentioned below are found on site during site survey & data provided.

S. No.	Particulars	Land Area (In Sqm)	Remarks
1	Land Area	1,30,172.73	As per information provided by the client during site survey
2	Thane Collector Order	1,30,173.32	As per non-agricultural order dated 01-01-1973
3	Plant Area	63,694.68	As per google satellite measurement
4	Area under reserve forest	66,478.64	As per google satellite measurement
5	Land area considered for Valuation	63,694.68	Some of the reserve forest area lies within the plant boundary. However, company had received non-agricultural order dated 01-01-1973 for industrial purpose. Company had also filed a writ petition dated 09-02-2017 in The High Court of Judicature at Bombay and it is pending since. Due uncertainty of the litigation, only plant area i.e. 66,478.64 sqm is considered for valuation.

As per building area details shared by the company, the total built-up area of the plant is 27,224 sqm. During site survey, on sample basis building were verified and cross-checked the detailed shared by the company. Major building of the plant comprises Bevel Plant, Heat Treatment Plant, Office Building, HRD Building, CNC Center, Canteen etc. details of the same area as follows: -

S. No.	Plant Name	Area Name	Year of Construction	Built-up Area (In Sqft)
1	Bevel Plant	Bevel Plant Bay 1 & 2	1999	18,155
		Metallurgy Lab. (First Floor)	1999	1,397
		Bevel Plant Bay 3, 4 & 5	1999	30,393
		Bevel Plant Bay 6	1999	9,860
		Record Room (First Floor)	1999	1,518
		Phosphating Area	1993	6,086
		Wash Room / Toilets	2010	873
		Elgi Compressor Shed	1980	377
2	Transmission Shop	Trans. Shop	2011	39,253
		Trans Office (First Floor)	2011	588
		Wash Room / Toilets	2011	834
3	Heat Treatment Plant	Chip Wringer	1980	875
		Heat Treatment	1980	203
		Heat Treatment	1980	6,328
		Heat Treatment	1980	9,325
		Shot Blasting	1980	20,700
4	Office Building (G+1)	BU Side Main Building (Tool crib + Planning + QC + Store + Bevel FGS)	1980	2,907
		Middle Passage	1980	10,058
				649

VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED

		TU Side Main Building (Tool crib + Planning + QC + Store + Bevel FGS)	1980	7,902
		Offices (First Floor)	1980	10,058
		Offices (First Floor)	1980	7,912
5	Packing Store	Packing Store	2011	3,623
		Packing store Shed.	2011	3,897
6	Total Front Side & back side Sheds Area.	RIQA Shed	2011	377
		Receipt Store shed	2011	231
		Bevel FGS Store Shed	2011	1,679
		Trans. planning shed.	2011	1,507
		Tool room + Plastic crate washing Shed.	2011	1,761
		Back side Shed (Oil drum storage To Empty drum Storage)	2011	10,005
7	HRD Building	Ground Floor (Locker room + Medical center + Security)	2019	4,715
		First Floor (HRD Training center + Medical center)	2019	4,156
8	Water Pump tanks & Pump House	Pump House	2019	406
		Underground water Tank	2019	773
9	BU Planning /FT Storage Shed.	BU Planning /FT Storage Shed.	1980	3,894
10	Canteen	Front side (Entry +Hand wash)	1990	754
		Main Hall	1990	5,277
		Kitchen + Passage + staircase	1990	1,902
		Manager canteen	1990	1,322
		Go Down	1990	1,203
		Utensil washing + Water cooler Area	1990	477
11	DU Plant	DU Plant (Machine shop)	1980	29,268
		Ground Floor Stores	1980	6,377
		First Floor (Office)	1980	6,377
12	Carpenter shop		1980	971
13	Civil Godown +Office		1980	1,346
14	Bungalow		1980	9,129
15	Diesel Generator		1980	2,597
16	Compressor		1980	1,498
17	22-KV Control Room		1980	543
18	Weighing Bridge		1980	413
19	Room		1980	312
Total				2,93,038

Building-wise year of construction details are not shared with us. Thus, we have referred FAR shared with us for the same.

M/s Bharat Gears Limited is a major supplier of automotive gears. It manufactures a wide range of Ring Gears and Pinions, Transmission Gears and Shafts, Differential Gears, sub-assemblies for heavy, medium, light trucks, utility vehicles, tractors and off-highway vehicles, commercial vehicle and construction equipment segment.

Major machinery of the plant comprises Hofer Grinder, CNC Gear Grinding Machine, CNC Shaper Machine, Lathe machines, Welding machine, DG Set, Cooling Tower, Cranes, Trolleys etc.

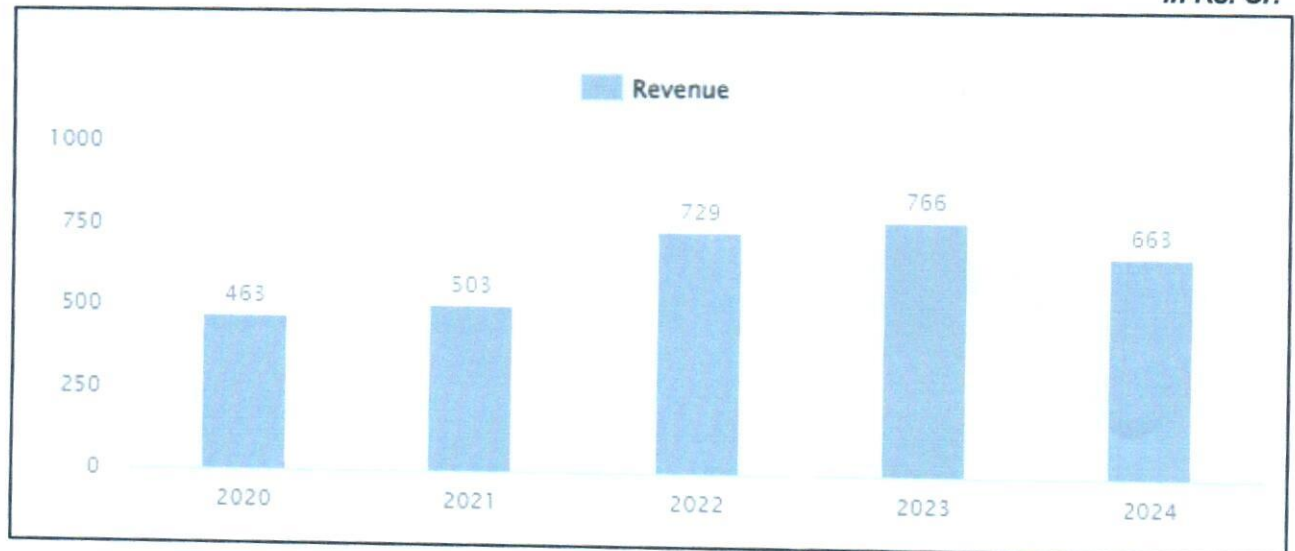


The subject property is located in the midst of developing area of Mumbra. The subject property can be approached by 80 ft wide Mumbra-Panvel Highway. It is corner plot having Entry/Exit on east direction. The nearest railway station is Airoli Railway Station at a distance of ~13 km. Chhatrapati Shivaji Maharaj International Airport Mumbai is at a distance of ~33 km from the subject property.

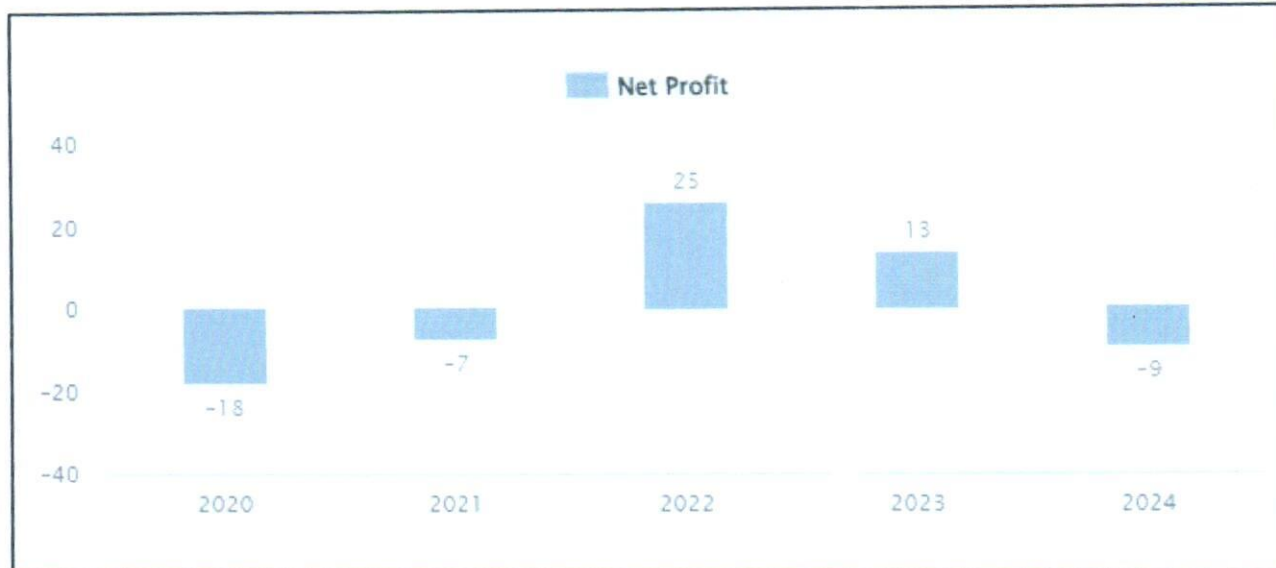


Company's Profile:

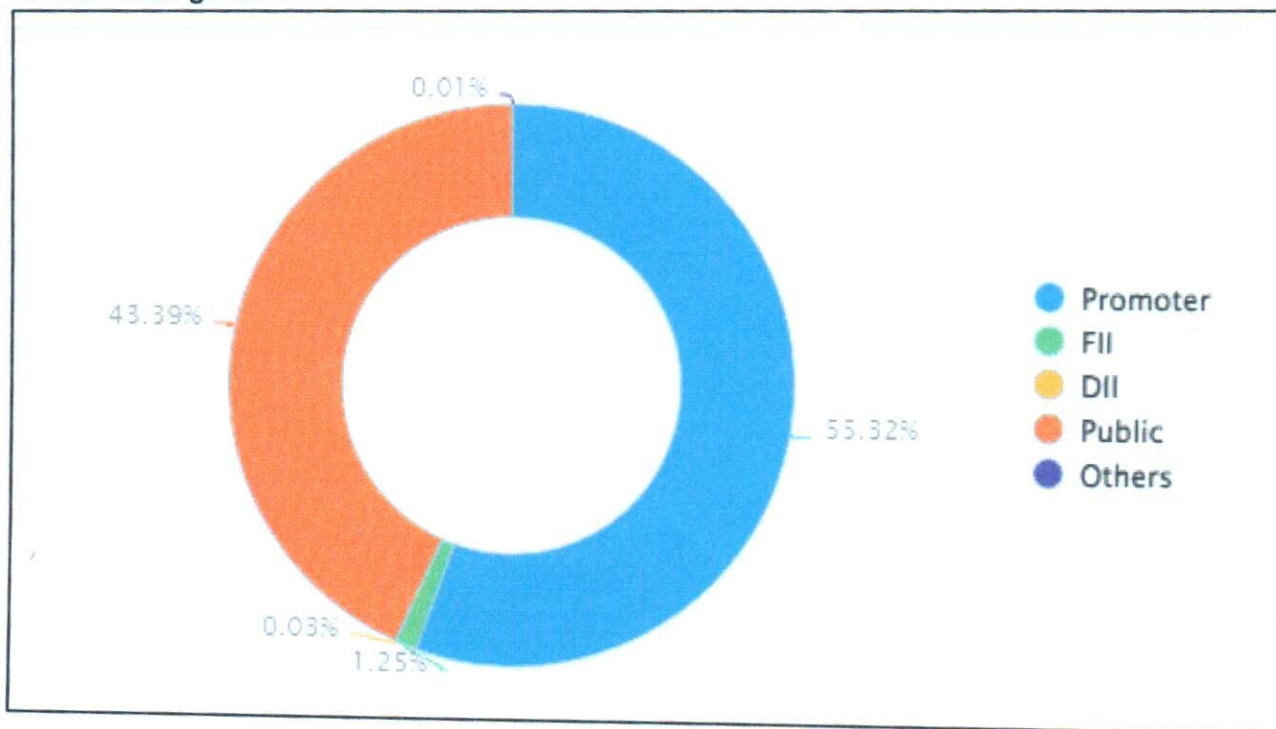
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In Rs. Cr.

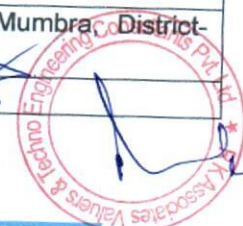


Share Holding Pattern

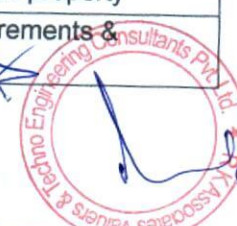


Valuation is conducted of the property as shown on the site by the company's representative of which photographs is also attached with the report and same is to be considered in this report irrespective of any details taken from any documents which might have been updated, changed or incorrect.

a. Location attribute of the property		
i.	Nearby Landmark	Kalsekar College & Hospital
ii.	Postal Address of the Property	M/s. Bharat Gears Limited, Village-Kausa, Mumbra, District-Thane, Maharashtra
iii.	Type of Land	Solid Land/ on road level



iv.	Independent access/ approach to the property	Clear independent access is available								
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 19°09'26.6"N 73°01'52.7"E								
vi.	Details of the roads abutting the property									
	(a) Main Road Name & Width	Mumbra-Panvel Highway	Approx. 80 ft. wide							
	(b) Front Road Name & width	Mumbra-Panvel Highway	Approx. 80 ft. wide							
	(c) Type of Approach Road	Bituminous Road								
	(d) Distance from the Main Road	On main road								
vii.	Description of adjoining property	It is a mixed used area, commercial & residential.								
viii.	Plot No. / Survey No.	139/Part, 139/2A, 139/2B, 97/Part 98, 99/1, 99/2 & 99/3 Part, 100/1, 101/5 Part, 138/1								
ix.	Zone/ Block	Village-Kausa								
x.	Sub registrar	Mumbra								
xi.	District	Thane								
xii.	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.								
		Documents Requested	Documents Provided	Documents Reference No.						
		Total 08 documents requested.	Total 07 documents provided	Total 07 documents provided						
		Property Title document	2 nos. of Conveyance Deed	Dated: 13-11-1992 & 28-09-1972						
		Copy of TIR	07 nos. of Copy of TIR	Dated: 13-04-2022						
		Approved Map	Approved Map	Dated: 17-06-1998						
		Copy of FAR	Copy of FAR	Dated: 30-09-2024						
		Last paid Electricity Bill	Last paid Electricity Bill	Dated: 08-11-2024						
		Fire NoC	Fire NoC	Dated: 18-07-2024						
		Change of Land Use	Change of Land Use	Dated: 01-01-1973						
		Factory License	Factory License	Dated: 01-06-2022						
	(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)									
	(b) Documents provided by	Owner's representative <table border="1"> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Tushar Sapre</td><td>Company Representative</td><td>+91 98330 93063</td></tr> </table>			Name	Relationship with Owner	Contact Number	Mr. Tushar Sapre	Company Representative	+91 98330 93063
Name	Relationship with Owner	Contact Number								
Mr. Tushar Sapre	Company Representative	+91 98330 93063								
		<input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property								
	(c) Type of Survey	Full survey (inside-out with approximate measurements & photographs).								



	(d) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated property		
	(e) Is the property merged or colluded with any other property	No. It is an independent single bounded property		
	(f) City Categorization	Metro City		Urban developing
	(g) Characteristics of the locality	Good		Within city suburbs
	(h) Property location classification	Road Facing	Normal location within locality	Corner Plot
	(i) Property Facing	East Facing		
b.	Area description of the Property <i>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.</i>	Land	Construction	
			Built-up Area	
		63,695 Sqm or 6,85,610 sq.ft.	27,224 Sqm or 2,93,038 sq.ft.	
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	Boundaries are not clearly identifiable from Deeds		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	---	Entry/Exit	
	West	---	Forest Land	
	North	---	Under-construction Tunnel	
	South	---	Residential Area	
3.	TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Cannot comment as unable retrieve copy of master plan from Thane Municipality website.		
	i. Any conversion of land use done	From Agricultural to Industrial (As per copy of CLU shared with us.		
	ii. Current activity done in the property	Used for Industrial purpose		
	iii. Is property usage as per applicable zoning	No, no such information came in front of us and could be found on public domain		
	iv. Any notification on change of zoning regulation	No, no such information came in front of us and could be found on public domain		
	v. Street Notification	Mixed use		
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED	
	i. FAR/FSI	Please refer to area chart description	Please refer to area chart description	
	ii. Ground coverage			
	iii. Number of floors			
	iv. Height restrictions			
	v. Front/ Back/Side Setback			
	vi. Status of Completion/ Occupational certificate	NA, as plant is operational since 1972 and relevant NoCs are available with respect to the plant		
c.	Comment on unauthorized construction if any	No, as per Layout Map shared.		



d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
e.	i. Planning Area/ Zone	Thane Municipal Corporation		
	ii. Master Plan Currently in Force	Thane Development Plan 2034		
	iii. Municipal Limits	Thane Municipal Corporation		
f.	Developmental controls/ Authority	Thane Municipal Corporation		
g.	Zoning regulations	Industrial		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	It is a mixed used area, commercial & residential.		
i.	Comment of Demolition proceedings if any	No, no such information came in front of us and could be found on public domain		
i.	Comment on Compounding/ Regularization proceedings	No, no such information came in front of us and could be found on public domain		
j.	Any other aspect	---		
	i. Any information on encroachment	No		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Conveyance Deed	Copy of TIR	None
b.	Names of the Legal Owner/s	M/s. Bharat Gears Limited		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, no such information came in front of us and could be found on public domain		
f.	Notification of road widening if any and area under acquisition	No, no such information came in front of us and could be found on public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	State Bank of India	NA	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not known to us	NA	
k.	Building plan sanction:			
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us dated 17-06-1998		
	ii. Authority approving the plan	Thane Municipal Corporation		
	iii. Any violation from the approved Building Plan	No		
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA	
		<input type="checkbox"/> Not permitted alteration	NA	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	Details not shared	
		Water Tax	Details not shared	

		Electricity Bill	Refer Annexure
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Cannot comment as details are not shared with us.	
	iv. Property or Tax Id No.	Cannot comment as details are not shared with us.	
o.	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 company's representative.	
p.	Qualification in TIR/Mitigation suggested if any	Legal opinion has to be given by Advocate/ legal expert.	
q.	Any other aspect	<p>This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.</p>	
	i. Property presently occupied/ possessed by	Owner	

**NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks*

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	~Rs. 10.69/- per sq.ft.
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Details not shared
d.	Property Insurance details	Details not shared
e.	Monthly maintenance charges payable	Not Applicable, as in-house maintenance is done.
f.	Security charges, etc.	Not Applicable since property is not on rent
g.	Any other aspect	No
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	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.	Medium Income Group
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES	
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				
	iv.	Car parking facilities	Yes				
	v.	Balconies	No				
b.	Any other aspect						
	i.	Drainage arrangements	Yes				
	ii.	Water Treatment Plant	Yes				
	iii.	Power Supply arrangements	Permanent	Yes			
			Auxiliary	Yes, D.G sets			
	iv.	HVAC system	No, only individual ACs installed				
	v.	Security provisions	Yes/ Private security guards				
	vi.	Lift/ Elevators	No				
	vii.	Compound wall/ Main Gate	Yes				
	viii.	Whether gated society	No				
	Internal development						
		Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall	
		Yes	No	No	Yes	Yes	
8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i.	Water Supply	Yes				
	ii.	Sewerage/ sanitation system	Underground				
	iii.	Storm water drainage	No				
b.	Description of other Physical Infrastructure facilities in terms of:						
	i.	Solid waste management	Yes				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	Yes				
	iv.	Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1 km	~ 1 Km	~ 1 Km	~ 2 Km	~ 13 Km	---	~ 33 Km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			
9.	MARKETABILITY ASPECTS OF THE PROPERTY						
a.	Marketability of the property in terms of						
	i.	Location attribute of the subject property	Normal				
	ii.	Scarcity	Scarcity of vacant land in the locality				
	iii.	Demand and supply of the kind of the subject property in the locality	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.				



	iv. Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment		
b.	Any other aspect which has relevance on the value or marketability of the property	It is a corner plot		
	i. Any New Development in surrounding area	Under-construction Mumbra gateway tunnel	NA	
	ii. Any negativity/ defect/ disadvantages in the property/ location	None	NA	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY			
a.	Type of construction	Structure	Slab	Walls
		RCC Framed structure & Steel frame structure	Reinforced Cement Concrete & GI Shed Roofing	Brick walls
b.	Material & Technology used	Material Used	Technology used	
		Grade B Material	RCC Framed structure & Steel frame structure	
c.	Specifications	Floors/ Blocks	Type of Roof	
	i. Roof	Please refer to the building sheet attached	GI Shed & RCC	
	ii. Floor height	Varying from 10 ft. to 30 ft.		
	iii. Type of flooring	Vitrified tiles, PCC		
	iv. Doors/ Windows	Wooden frame & panel doors		
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class B construction (Good) External - Class B construction (Good)		
	vi. Interior Finishing & Design	Ordinary regular architecture, Simple Plastered Walls		
	vii. Exterior Finishing & Design	Ordinary regular architecture, Simple Plastered Walls		
	viii. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.		
	ix. Class of electrical fittings	Internal / Normal quality fittings used		
	x. Class of sanitary & water supply fittings	Internal / Normal quality fittings used		
d.	Maintenance issues	No maintenance issue, structure are maintained properly		
e.	Age of building/ Year of construction	Refer building area sheet attached		
f.	Total life of the structure/ Remaining life expected			
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation		
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available		
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.		
j.	Visible damage in the building if any	No visible damages in the structure		
k.	System of air conditioning	Partially covered with window/ split ACs		
l.	Provision of firefighting	Fire Hydrant System		

m.	Copies of the plan and elevation of the building to be included	Enclosed with the report
11.	ENVIRONMENTAL FACTORS	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple industrial structure
13.	VALUATION	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs. 280,25,65,920/-
	1. Land	Rs. 280,25,65,920/-
	2. Building	---
	3. Plant & Machinery	---
	ii. Indicative Prospective Estimated Fair Market Value	Rs. 319,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs. 271,15,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 239,25,00,000/-
	v. Valuation of structure for Insurance purpose	Rs. 28,72,83,677/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information

		available on public domain and gathered during site survey is mentioned in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14. Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is based on the Standards of Reporting enshrined in the above Handbook as much as practically possible related to the asset in the limited time available.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor Anit Bhanji has visited the subject property on 7/11/2024 in the presence of the owner's representative with the permission of owner.</p> <p>f. Firm is an approved Valuer of the Bank having registered valuers under section 34AB of Wealth Tax Act, 1957, Category: L&B, P&M for valuing upto any size.</p> <p>g. Firm has not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>h. We have submitted the Valuation Report directly to the Bank.</p> <p>Name & Address of the Valuation Company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd. D-39, Sector-2, Second Floor, Noida (U.P) – 201301</p> <p>Signature of the Authorized Person:</p> <p>Date: 13/11/2024</p> <p>Tel. No. 0120-4110117</p> <p>Mobile No.+91-9958632707</p> <p>Email: valuers@rkassociates.org</p>	
15. ENCLOSED DOCUMENTS		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Plant Layout attached
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz	Enclosed with the Report



	Magickbricks.com, 99Acres.com, Makan.com etc.	
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. Enclosure: I- Google Map ii. Enclosure: II- References on price trend of the similar related properties iii. Enclosure: III- Photographs of the property iv. Enclosure: IV- Copy of Circle Rate v. Enclosure: V- Important property documents exhibit vi. Enclosure: VI- Declaration-Cum-Undertaking vii. Enclosure: VII- Model Code of Conduct for Valuers viii. Enclosure: VIII- Part E: Valuer's Important Remarks
i.	Total Number of Pages in the Report with enclosures	58

As a result of our appraisal and analysis as defined in Part-D, it is our considered opinion that the present Fair Market Value of the above property in the prevailing condition with aforesaid specifications is estimated as Rs. 319,00,00,000/- (Rupees Three Hundred and Nineteen Crore only). The Realizable Value of the above property is estimated as Rs. 271,15,00,000/- (Rupees Two Hundred Seventy-one Crore and Fifteen Lakh only). The Book Value of the above property as of 30th September 2024 is Rs. 20,49,92,542/- (Rupees Twenty Crore Forty-Nine Lakh Ninety-Two Thousand Five Hundred and Forty-Two only) and the Distress Value is Rs. 239,25,00,000/- (Rupees Two Hundred Thirty-Nine Crore and Twenty-Five Lakh only).

★

 Signature

Place: Noida

Date: 13/11/2024

FOR BANK USE

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ We are satisfied that the fair and reasonable market value of the property is _____

Signature

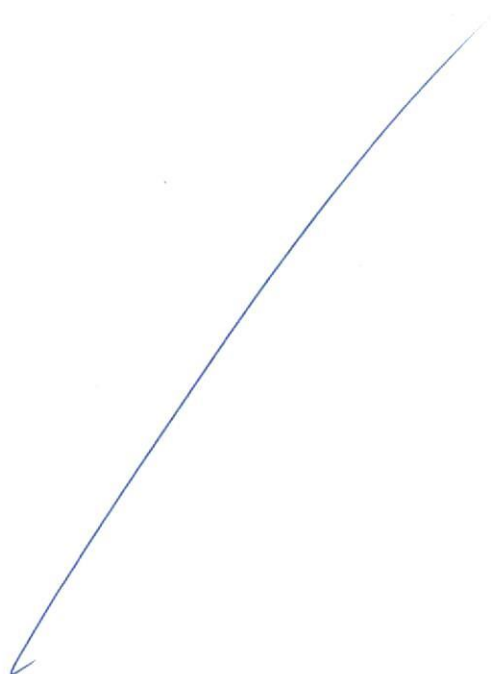
PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	63,695 sq.mtr	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	Refer Part-B for detailed description	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	27,224 sqm
	Area adopted on the basis of	Building area details & site survey both	
	Remarks & observations, if any	As per building area details shared by the company, the total built-up area of the plant is 27,224 sqm. During site survey, on sample basis building were verified to cross-check the detailed shared by the company.	

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.



PART D

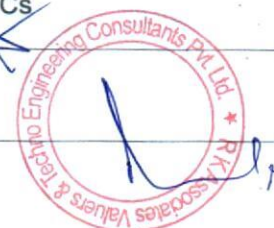
PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		28 October 2024	7 November 2024	13 November 2024	13 November 2024
ii.	Client	State Bank of India, Commercial Branch, Horniman Circle, Fort, Mumbai			
iii.	Intended User	State Bank of India, Commercial Branch, Horniman Circle, Fort, Mumbai			
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 owner's representative		
		✓	Done from the name plate displayed on the property		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).			

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, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	INDUSTRIAL	INDUSTRIAL PLANT
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value	
		Secondary Basis	Not Applicable	
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 (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose



		Industrial	Commercial (if NoC is given)	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. depts. have to be taken care by Legal expert/ Advocate.		
viii.	Class/ Category of the locality	Lower Class (Poor)		
ix.	Property Physical Factors	Shape Irregular	Size Large	Layout Very Good Layout
x.	Property Location Category Factor	City Categorization Metro City Urban developing	Locality Characteristics Good Normal Within city suburbs	Property location characteristics On Wide Road Good location within locality Corner Plot Floor Level Refer Building Valuation
xi.	Physical Infrastructure availability factors of the locality	Property Facing East Facing		
		Water Supply Yes	Sewerage/ sanitation system Underground	Electricity Yes
		Road and Public Transport connectivity Easily available		
		Availability of other public utilities nearby Transport, Market, Hospital etc. are available in close vicinity		
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	Under-construction Mumbra Gateway Tunnel		
xv.	Any specific advantage in the property	Corner Plot		
xvi.	Any specific drawback in the property	No such specific observation came into consideration		
xvii.	Property overall usability/ utility Factor	Good		
xviii.	Do property has any alternate use?	Can be used as commercial after receiving relevant NoCs		
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		



xx.	Is the property merged or colluded with any other property	No													
		Comments: --- It is an independent single bounded property comprising multiple Survey No.													
xxi.	Is independent access available to the property	Clear independent access is available													
xxii.	Is property clearly possessable upon sale	Yes													
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	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.													
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	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.													
xxv.	Approach & Method of Valuation Used	<table border="1"> <tr> <th></th> <th>Approach of Valuation</th> <th>Method of Valuation</th> </tr> <tr> <td>Land</td> <td>Market Approach</td> <td>Market Comparable Sales Method</td> </tr> <tr> <td>Building</td> <td>Cost Approach</td> <td>Depreciated Reproduction Cost Method</td> </tr> <tr> <td>Plant & Machine</td> <td>Cost Approach</td> <td>Depreciated Replacement Cost Method</td> </tr> </table>		Approach of Valuation	Method of Valuation	Land	Market Approach	Market Comparable Sales Method	Building	Cost Approach	Depreciated Reproduction Cost Method	Plant & Machine	Cost Approach	Depreciated Replacement Cost Method	
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Land	Market Approach	Market Comparable Sales Method													
Building	Cost Approach	Depreciated Reproduction Cost Method													
Plant & Machine	Cost Approach	Depreciated Replacement Cost Method													
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)													
xxvii.	Market Comparable 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)	<table border="1"> <tr> <td>1.</td> <td> Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held: </td> <td> Ms. Property World +91 76666 31949 Property Consultant Not Specified Village-Kausa Around Rs. 4,500/- to Rs. 5,000/- per sq. ft. As per information received during site survey, it was informed that there is no industrial land in the locality. However, commercial & residential plots are available. The ongoing commercial land rate rates are in range of Rs. 4,500/- to Rs. 5,000/- per sq. ft. </td> </tr> <tr> <td>2.</td> <td> Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held: </td> <td> Ms. Earth Real Estate +91 93239 60921 Property Consultant Not Specified Village-Kausa Around Rs. 4,800/- to Rs. 5,000/- per sq. ft. As per information received during site survey, it was informed that there is no industrial land in the </td> </tr> </table>		1.	Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	Ms. Property World +91 76666 31949 Property Consultant Not Specified Village-Kausa Around Rs. 4,500/- to Rs. 5,000/- per sq. ft. As per information received during site survey, it was informed that there is no industrial land in the locality. However, commercial & residential plots are available. The ongoing commercial land rate rates are in range of Rs. 4,500/- to Rs. 5,000/- per sq. ft.	2.	Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	Ms. Earth Real Estate +91 93239 60921 Property Consultant Not Specified Village-Kausa Around Rs. 4,800/- to Rs. 5,000/- per sq. ft. As per information received during site survey, it was informed that there is no industrial land in the						
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			locality. However, commercial & residential plots are available. The ongoing commercial land rate rates are in range of Rs. 4,800/- to Rs. 5,000/- per sq. ft.
		NOTE: The given information above can be independently verified to know its authenticity.	
xxviii.	Adopted Rates Justification	<p>As per our discussion with the property dealers and habitants of the subject location we have gathered the following information: -</p> <ol style="list-style-type: none"> 1. The subject property is part of Mumbra locality of District – Thane. 2. It is only standalone industry in the locality. 3. The subject property is located on Old Mumbai-Pune Highway or Mumbra-Panvel highway overbridge. 4. Under-construction Mumbra Gateway Tunnel point and connecting overbridge also passes adjacent to the property. 5. TTC Industrial Area, Reliance Corporate Park, MIDC Industrial Area etc. of Navi Mumbai are nearest industrial zone to the subject property. 6. Only Commercial & Residential activity were observed in the Village-Kausa, Mumbra. 7. Back side of the plant is a reserve forest area. 8. Some of the reserve forest area lies within the plant boundary. However, company had received NA order dated 01-01-1973 for industrial purpose. Company had also filed a writ petition dated 09-02-2017 in The High Court of Judicature at Bombay and it is pending since. Due uncertainty of the litigation, only plant area i.e. 63,695 sqm is considered for valuation. 9. As per market research & information available on public domain, the ongoing market rate for commercial land on Mumbra-Panvel highway are in range of Rs. 4,500/- to Rs. 5,000/- per sq. ft. depending upon shape, size & frontage. 10. The Market Rates for land will depend upon the size, location & shape. 11. Thus, we are of the view to adopt base Land rate of Rs. 4,500/- per sq.ft. <p>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.</p>	
xxix.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Due to large size of the property, it will have limited buyers	
		Adjustments (-/+): -5%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Low
		Remarks: Moderate demand of the property since it is limited to selected buyers only because of its high value	
		Adjustments (-/+): -5%	
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/	



		<p>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 financier 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.</p> <p>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.</p> <p>Adjustments (-/+): 0%</p>
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs. 4,050/- per sq.ft.
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	<ul style="list-style-type: none"> 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

VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED

	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. 44,000/- per sqm	Rs. 4,500/- to Rs. 5,000/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs. 44,000/- per sqm	Rs. 4,050/- per sq.ft.
c.	Total Land Area considered (documents vs site survey whichever is less)	63,695 sqm or 6,85,610 sq.ft.	63,695 sqm or 6,85,610 sq.ft.
d.	Total Value of land (A)	63,695 sqm x Rs. 44,000/- per sqm	6,85,610 sq.ft x Rs. 4,050/- per sq.ft
		Rs. 280,25,65,920/-	Rs. 277,67,18,619/-



4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

S. No.	Plant Name	Area Name	Built-up Area (In Sqft)	Cost of Construction (In Rs./sq.ft)	Replacement Cost New (In Rs.)	Depreciated Replacement Cost (In Rs.)
1	Bevel Plant	Bevel Plant Bay 1 & 2	18,155	1200	2,17,85,992	1,08,92,996
		Metallurgy Lab. (First Floor)	1,397	1200	16,76,342	8,38,171
		Bevel Plant Bay 3, 4 & 5	30,393	1200	3,64,72,006	1,82,36,003
		Bevel Plant Bay 6	9,860	1200	1,18,31,401	59,15,701
		Record Room (First Floor)	1,518	1200	18,21,269	9,10,634
		Phosphating Area	6,086	1200	73,03,030	27,75,151
		Wash Room / Toilets	873	1200	10,47,165	7,53,959
		Elgi Compressor Shed	377	1200	4,52,088	54,251
2	Transmission Shop	Trans. Shop	39,253	1200	4,71,03,049	3,48,56,256
		Trans Office (First Floor)	588	1200	7,05,257	5,21,890
		Wash Room / Toilets	834	1200	10,00,277	7,40,205
3	Heat Treatment Plant	Chip Wringer	875	1200	10,49,748	1,25,970
			203	1200	2,44,128	29,295
		Heat Treatment	6,328	1200	75,93,270	9,11,192
		Heat Treatment	9,325	1200	1,11,90,082	13,42,810
		Heat Treatment	20,700	1200	2,48,39,523	29,80,743
		Shot Blasting	2,907	1200	34,88,440	4,18,613
4	Office Building (G+1)	BU Side Main Building (Tool crib + Planning + QC + Store + Bevel FGS)	10,058	1500	1,50,86,822	51,29,520
		Middle Passage	649	1500	9,73,119	3,30,861
		TU Side Main Building (Tool crib + Planning + QC + Store + Bevel FGS)	7,902	1500	1,18,53,747	40,30,274
		Offices (First Floor)	10,058	1500	1,50,86,822	51,29,520
		Offices (First Floor)	7,912	1500	1,18,68,473	40,35,281
5	Packing Store	Packing Store	3,623	1200	43,47,149	32,16,890
		Packing store Shed.	3,897	1200	46,76,786	34,60,821
6	Total Front Side & back side Sheds Area.	RIQA Shed	377	1200	4,52,088	3,34,545
		Receipt Store shed	231	1200	2,76,936	2,04,933
		Bevel FGS Store Shed	1,679	1200	20,15,021	14,91,115
		Trans. planning shed.	1,507	1200	18,08,352	13,38,180
		Tool room + Plastic crate washing Shed.	1,761	1200	21,13,059	15,63,664
		Back side Shed (Oil drum storage To Empty drum Storage)	10,005	1200	1,20,06,166	88,84,563
7	HRD Building	Ground Floor (Locker room + Medical center + Security)	4,715	1500	70,71,948	65,41,552
		First Floor (HRD Training center + Medical center)	4,156	1500	62,33,325	57,65,825
8	Water Pump tanks & Pump House	Pump House	406	1400	5,68,727	5,26,072
		Underground water Tank	773	1400	10,81,696	10,00,569
9	BU Planning /FT Storage Shed.	BU Planning /FT Storage Shed.	3,894	1200	46,73,298	5,60,796
10	Canteen	Front side (Entry +Hand wash)	754	1400	10,56,078	5,17,478
		Main Hall	5,277	1400	73,87,118	36,19,688
		Kitchen + Passage + staircase	1,902	1400	26,62,798	13,04,771

		Manager canteen	1,322	1400	18,50,848	9,06,916
		Go Down	1,203	1400	16,84,178	8,25,247
		Utensil washing + Water cooler Area	477	1400	6,68,035	3,27,337
11	DU Plant	DU Plant (Machine shop)	29,268	1000	2,92,67,962	35,12,155
		Ground Floor Stores	6,377	1000	63,77,455	7,65,295
		First Floor (Office)	6,377	1000	63,77,455	7,65,295
12	Carpenter shop		971	1000	9,71,451	1,16,574
13	Civil Godown +Office		1,346	1200	16,14,600	1,93,752
14	Bungalow		9,129	1200	1,09,54,351	13,14,522
15	Diesel Generator		2,597	1200	31,16,824	3,74,019
16	Compressor		1,498	1200	17,97,502	2,15,700
17	22-KV Control Room		543	1200	6,51,007	78,121
18	Weighing Bridge		413	1200	4,96,005	59,521
19	Room		312	1200	3,74,329	44,919
Total			2,93,038		35,91,04,596	15,07,90,130

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.)	Boundary wall: ~1200 RMT	Rs. 29,40,000/-
e.	Depreciated Replacement Value (B)		Rs. 29,40,000/-
f.	Note: <ul style="list-style-type: none"> 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. 		



PART E

CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

S.NO.	CONTENTS		DESCRIPTION	
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY			
a.	Nature of Plant & Machinery	Gears Manufacturing Plant for different industrial application		
b.	Size of the Plant	Medium scale Plant		
c.	Type of the Plant	Semi Automatic		
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	Year 1972 (as per information provided to us).		
e.	Production Capacity	3,48,600 units per year		
f.	Capacity at which Plant was running at the time of Survey	~60%		
g.	Number of Production Lines	5 production lines		
h.	Condition of Machines	Good.		
i.	Status of the Plant	Fully operational		
j.	Products Manufactured in this Plant	• Bevel Gears, Spiral Gears, Transmission Gears, Turbo-generator Gears etc.		
k.	Recent maintenance carried out on	Specific details not shared with us. However, as per information received during site survey, it was informed that maintenance of the plant carried out every year.		
l.	Recent upgradation, improvements if done any	None		
m.	Total Gross Block & Net Block of Assets	Gross Block	Net Block	
		As on 30/09/2024		
		Rs. 108,47,20,123/-	Rs. 12,86,35,345/-	
n.	Any other Details if any	NA		

2.	MANUFACTURING PROCESS		
	Process flowchart not shared.		
3.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY		
a.	Technology Type/ Generation Used in this Plant	Automated CNC machines such as Cutting, Hobbing, Shaving etc.)	
b.	Technological Collaborations If Any	None	
c.	Current Technology used for this Industry in Market	Automated CNC machines	
4.	RAW MATERIALS REQUIRED & AVAILABILITY		
a.	Type of Raw Material	Alloy Steel	
b.	Availability	Available	
5.	AVAILABILITY & STATUS OF UTILITIES		
a.	Power/ Electricity	Available from Torrent Power	
b.	Water	Available	
c.	Road/ Transport	Yes	



6.	COMMENT ON AVAILABILITY OF LABOUR	
a.	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
b.	Number of Labours working in the Factory	More than 1000
7.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
a.	Strategic Sale as part of the ongoing concern company.	
b.	Reason: This is a Mid scale Plant and all are general used machines which can be used in similar industry and cost of dismantling and transporation will not be very high. So for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomefrate who plans to enter into this new Industry	
8.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET	
a.	Appears to be good as per general information available in public domain.	
9.	SURVEY DETAILS	
a.	Plant has been surveyed by our Engineering Team on dated 07/11/2024	
b.	Site inspection was done in the presence of Company's Employee Mr. Tushar Sapre who were available from the company to furnish any specific detail about the Plant & Machinery.	
c.	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery & equipment installed in the plant has been verified.	
d.	Photographs have also been taken of all the Machines and its accessories installed there.	
e.	Plant was found Operational at the time of survey.	
f.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
g.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
h.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
i.	As per the overall site visit summary, the Plant appeared to be in good condition.	



PART F

PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		7 November 2024	13 November 2024	13 November 2024
ii.	Client	State Bank of India, Commercial Branch, Horniman Circle, Fort, Mumbai		
iii.	Intended User	State Bank of India, Commercial Branch, Horniman Circle, Fort, Mumbai		
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, and 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.		
viii.	Identification of the Assets	✓	Cross checked from the name of the machines mentioned in the FAR list name plate displayed on the machine	
		✓	Identified by the company's representative	
		✓	Due to large number of machines only major production lines & machines have been checked	
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		

2.		ASSESSMENT FACTORS				
i.	Nature of the Valuation	Fixed Assets Valuation				
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type	
		PLANT & MACHINERY		INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Classification		Income/ Revenue Generating Asset		
		Primary Basis	Fair Market Value			
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Secondary Basis	On-going concern basis			
		Under Normal Marketable State				
v.	Physical Infrastructure availability factors of the locality	Reason: Asset under free market transaction state				
		Water Supply	Sewerage/ Sanitation system	Electricity	Road and Public Transport connectivity	
		Yes	Underground	Yes	Easily available	
		Availability of other public utilities nearby		Availability of communication facilities		
vi.	Neighborhood amenities	Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available		
		Average				

vii.	Any New Development in surrounding area	Under-construction Mumbra Gateway Tunnel	
viii.	Any specific advantage/ drawback in the plant and machines	Not as such	
ix.	Machines overall usability/ utility Factor	Good	
x.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	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.	
xi.	Hypothetical Sale transaction method assumed for the computation of valuation	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.	
xii.	Approach & Method of Valuation Used	Approach of Valuation Cost Approach	Method of Valuation Depreciated Reproduction Cost Method
xiii.	Type of Source of Information	Level 3 Input (Tertiary)	

xiv.	Any other aspect which has relevance on the value or marketability of the machines	<p>The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity.</p> <p>This Valuation report is prepared based on the facts of the assets & 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 assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>	
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xv.	Basis of computation & working		
	Main Basis: <ol style="list-style-type: none"> We have conducted valuation of physical assets rather than business valuation. Thus, we have applied Cost and Market Approach for Valuation Purpose. Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of 'sales comparison approach (market approach)' and the 'cost approach (depreciated replacement cost)'. The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation from the date of commissioning of the machinery to the date of its valuation. Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market. Main Machinery of this Plant are specific purpose machines. The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Bifurcation of assets is not mentioned in shared FAR. However, we have categorized the assets into Land, Building & land development and Plant & Machinery, for valuation purpose, From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation. Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, 		

etc. incurred during establishment of the Project.

- g. For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is used issued by Department Economic Advisor, Govt. of India.
- h. For evaluating depreciation, Chart of Companies Act-2013 and other Industry & institutional standards are used for ascertaining useful life of different types of machines are followed.
- i. No further obsolescence/ deterioration or maintenance factor has been applied on the Depreciated Replacement Cost (DRC) since the Depreciated Replacement Cost (DRC) looks to be in line with the estimated Prospective Fair Market Value.
- j. Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
- k. 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.
- l. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- m. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

Other Basis:

- n. 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.
- o. 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 take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- p. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- q. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- r. 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.
- s. 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.
- t. This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-going concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies.

xvi. **ASSUMPTIONS**

- u. 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.
- v. 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.

- w. 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.
- x. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
- y. 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.

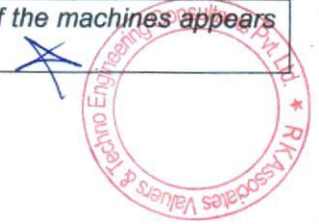
xvii.	SPECIAL ASSUMPTIONS
	None
xviii.	LIMITATIONS
	None

PLANT & MACHINERY VALUATION SUMMARY-MUMBRA PLANT

S. No.	Particular	As per BGL as on 30-09-2024		As per RKA as on 13-11-2024	
		Gross Block	Net Block	GCRC	Prospective Fair Market Value
1	Plant & Machinery	98,55,61,400	11,29,69,981	2,18,49,95,530	23,85,90,308
2	Office Equipment	7,14,91,050	84,34,306	8,00,52,962	1,07,52,341
3	Furniture	2,76,67,673	72,31,058	4,59,65,982	70,28,962
Total		1,08,47,20,123	12,86,35,345	2,31,10,14,473	25,63,71,612

Note:

- Assets Pertaining to M/s Bharat Gears Limited, located at 139/Part, 139/2A, 139/2B, 97/Part 98, 99/1, 99/2 & 99/3 Part, 100/1, 101/5 Part, 138/1, Village-Kausa, Mumbra, District-Thane, Maharashtra has been valued.
- For evaluating useful life of assets, chart of Companies Act-2013 and generally accepted market standards are referred in this assessment to reach the final economical life of a particular asset.
- During the site visit conducted by our engineering team on 07/11/2024, the plant was physically inspected by our team. Different sections set up inside were visually inspected. As per the information available in the public domain, such industries have a useful life of 12-15 years.
- As per observation made during site survey, main machines of the plant are Grinder, Furnace, Hobbing machine, Quenching Machine, Shaver, Shaper machine etc. Apart from the mentioned main machines, auxiliary machines such as EOT Cranes, Transformers, Conveyer, Lathe Machines, Motors, Generator etc.
- As per FAR & information received during site survey, plant comprises both domestic & imported machines. Bifurcation of the same is not mentioned in shared FAR.
- Rate of Inflation has been assessed with the help of price indices of commodities. Price indices have been referred from the Office of Economic Advisor (Government of India). Further Inflation in respective commodity has been evaluated and applied to the respective capitalization cost to reach its Gross current reproduction Cost.
- As on date of site visit, the plant was fully operational and physical conditions of the machines appears to be good.



6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Book Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 10,39,127/-	Rs. 277,67,18,619/-
2.	Total BUILDING & CIVIL WORKS (B)	Rs. 7,53,18,070/-	Rs. 15,07,90,130/-
3.	Additional Aesthetic Works Value (C)		Rs. 29,40,000/-
4.	Plant & Machinery Value (D)	Rs. 12,86,35,345/-	Rs. 25,63,71,612/-
5.	Total Add (A+B+C+D)	Rs. 20,49,92,542/-	Rs. 318,68,20,361/-
6.	Additional Premium if any	---	---
	Details/ Justification	---	---
7.	Deductions charged if any	---	---
	Details/ Justification	---	---
8.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 318,68,20,361/-
9.	Rounded Off	---	Rs. 319,00,00,000/-
10.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred and Nineteen Crore Only/-
11.	Expected Realizable Value (@ ~15% less)	---	Rs. 271,15,00,000/-
12.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 239,25,00,000/-
13.	Concluding Comments/ Disclosures if any		
	<p>a. This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Power Plant as a whole which is based on the cash flows of the business.</p> <p>b. Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.</p> <p>c. This valuation exercise has been performed to reach the prospective fair market value using the replacement cost for setting up such Sub-critical thermal power plants in current scenario. This should not be treated as the transactional value of these assets.</p> <p>d. This is just a physical asset valuation and doesn't cover any kind of financial, operational, tax, utility liabilities or dues.</p> <p>e. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>f. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>g. 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.</p> <p>h. 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.</p> <p>i. 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.</p>		

- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-going concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies.
- o. This report only contains general assessment & opinion on the Depreciated market value of the assets of the project found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

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 Market 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: I- Google Map

Enclosure: II- References on price trend of the similar related properties available on public domain, if available

Enclosure: III- Photographs of the property

Enclosure: IV- Copy of Circle Rate

Enclosure: V- Important property documents exhibit

Enclosure: VI- SBI Annexure: VI - Declaration-Cum-Undertaking

Enclosure: VII- SBI Annexure: VII - Model Code of Conduct for Valuers

Enclosure: VIII- Part E: 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.



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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.

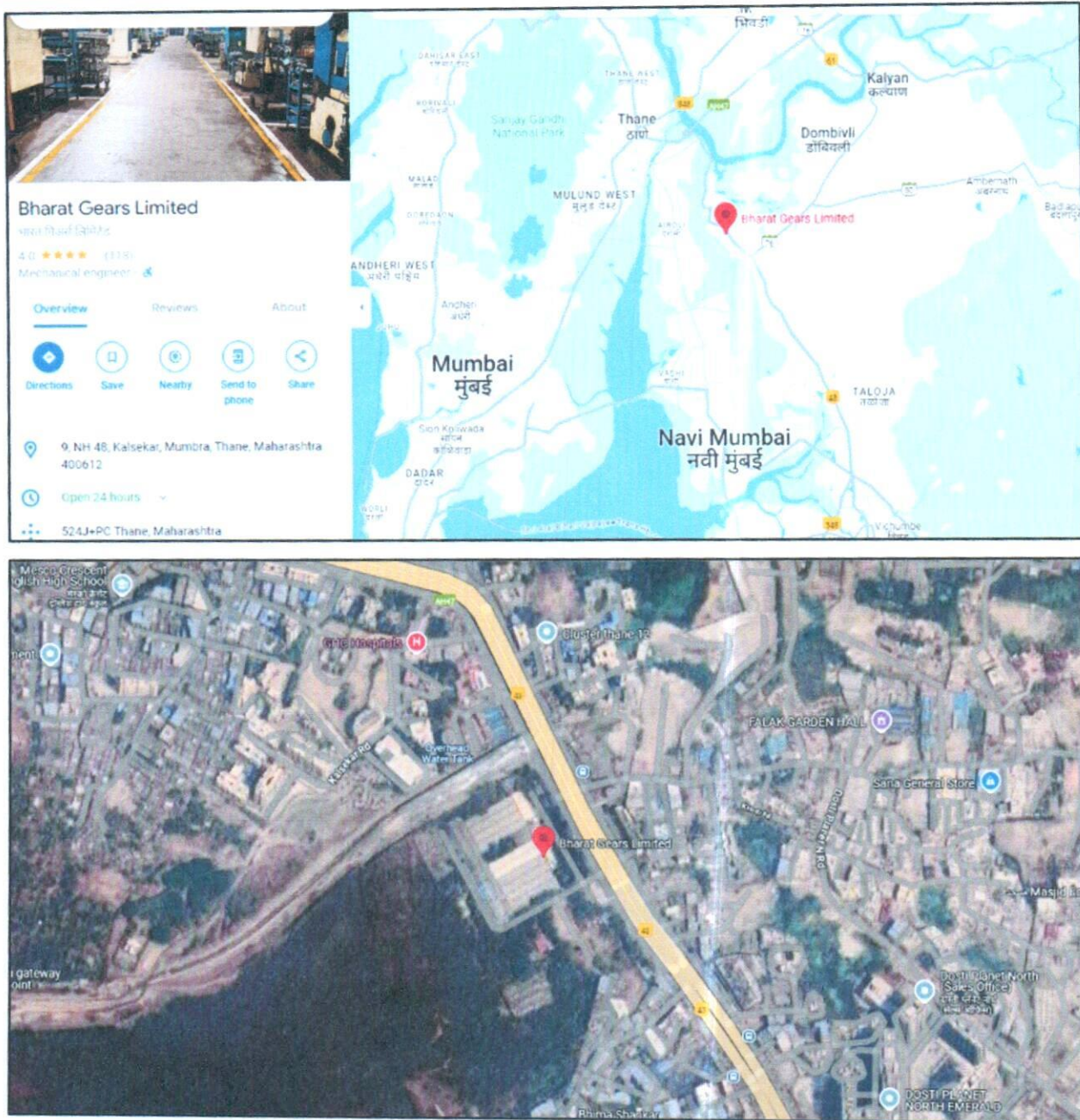
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Anit Bhanji	Abhinav Chaturvedi	Anil Kumar
		



ENCLOSURE: I – GOOGLE MAP LOCATION



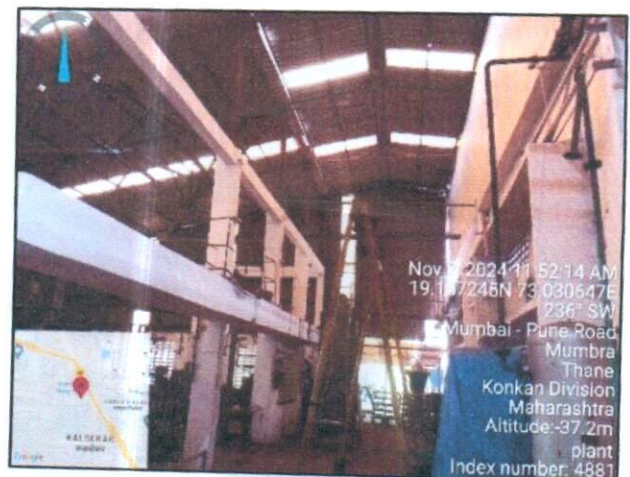
**ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED
 PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

NO PROPERTY REFERENCES OF SIMILAR PROPERTIES WERE FOUND ON PUBLIC DOMAIN

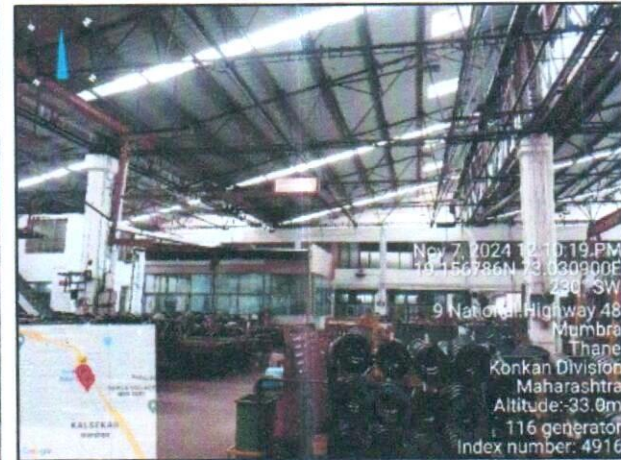
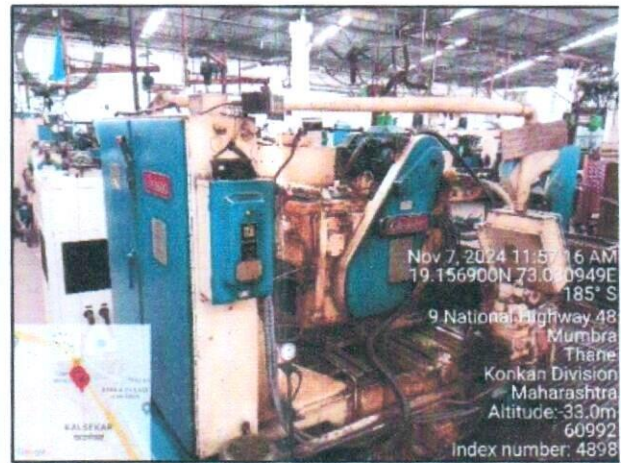
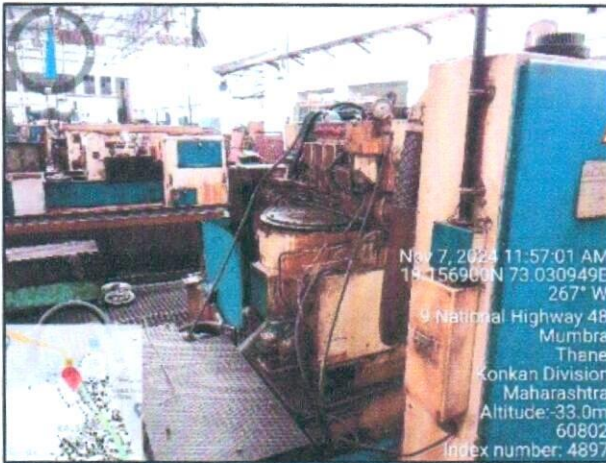
The screenshot shows the NOBROKER website interface. The search filters are set to 'Mumbai' and 'Industrial Building'. The results show a listing for 'Industrial Building In Provident Palmvasta, Mumbai For Sale'. The listing details include: Price Range: ₹ 0 to ₹ 100 Cr, Built Up Area (sq. ft.): 0 sq. ft. to 1,00,000 sq. ft., Furnishing: Full, Semi, None, Building Type: Standalone building, Availability: Immediate, Within 15 Days. The listing also shows a price of ₹40 Lacs, ₹30,037/Month, and 625 sqft. A red arrow points from the text 'NO PROPERTY REFERENCES OF SIMILAR PROPERTIES WERE FOUND ON PUBLIC DOMAIN' to the search results.



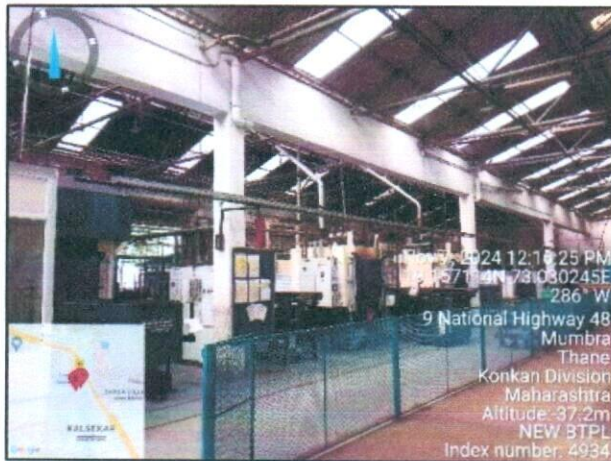
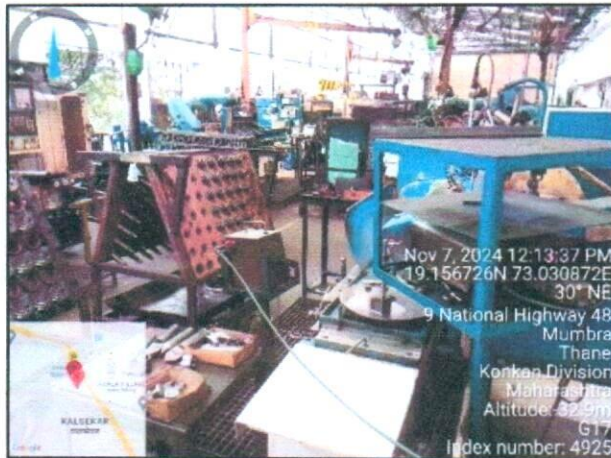
ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY



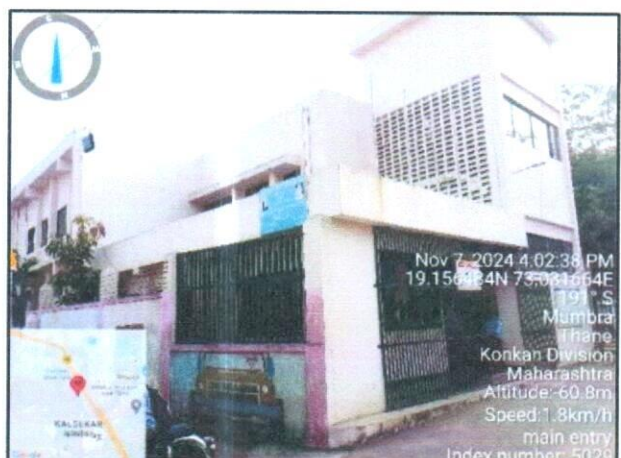
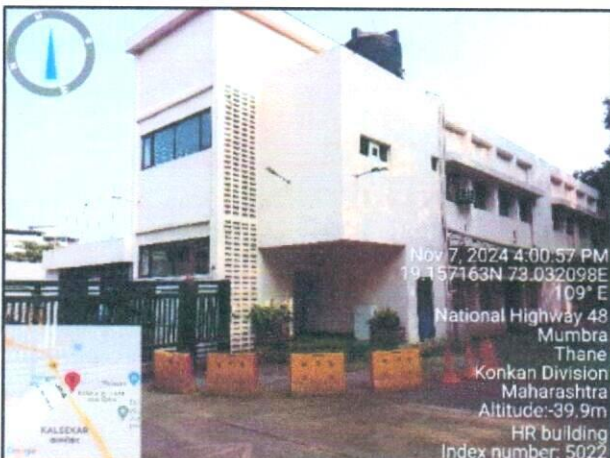
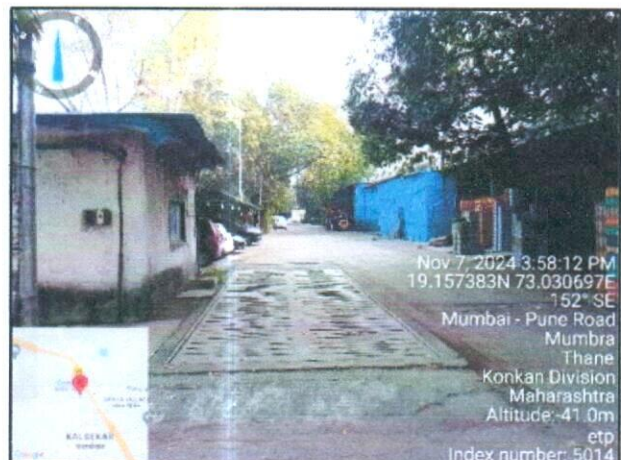
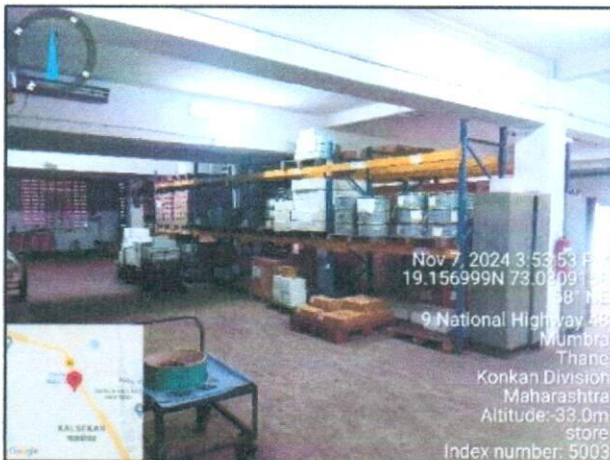
VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED



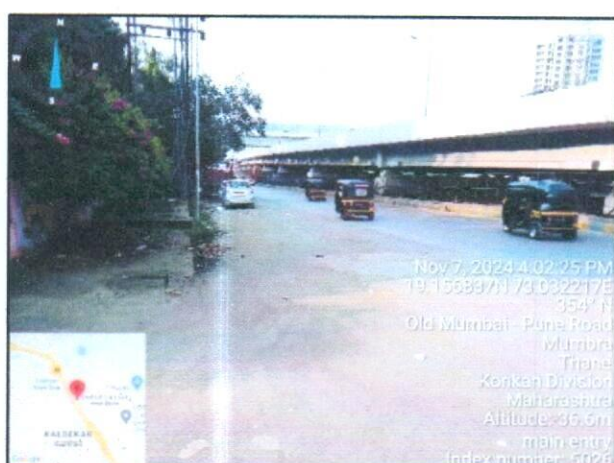
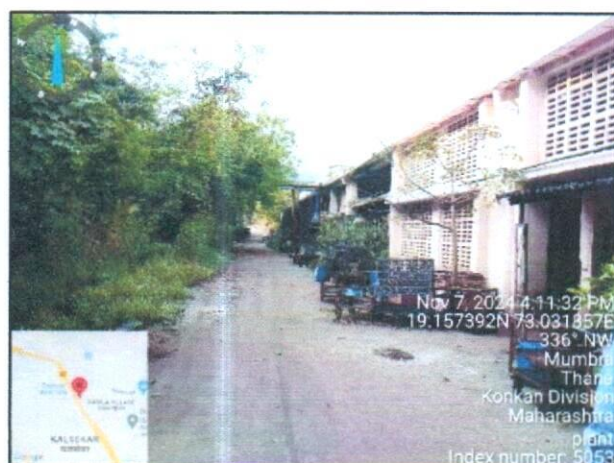
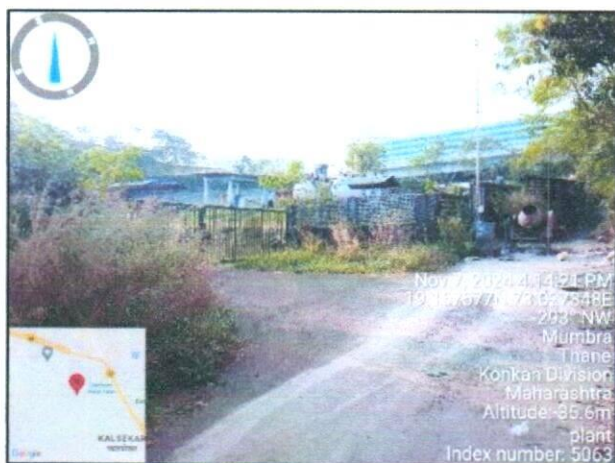
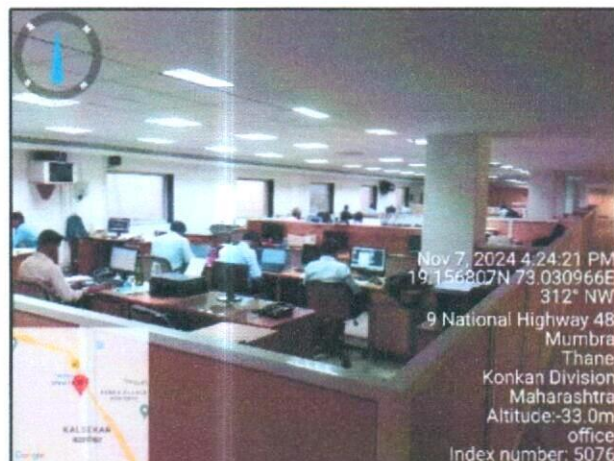
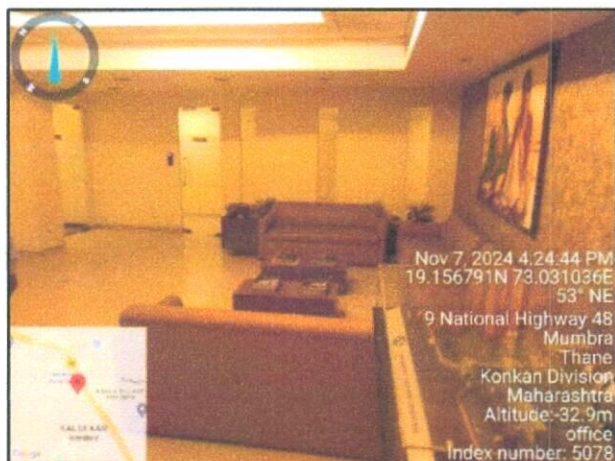
VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED




VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED



VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED



ENCLOSURE: IV – COPY OF CIRCLE RATE


Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
2024/2025

Annual Statement of Rates

Language
English

Selected District ठाणे
Select Taluka ठाणे
Select Village गावाचे नाव : बीसा
Search By ☐ Survey No ☒ Location

Select	उपविभाग	चुनी खमीन	निवासी सदनिका	वोडीस	दुकाने	औद्योगिक	एकक (Sq.ft.)
SurveyNo	18/70/A-14अ) मंडवई-पुणे महामार्गाच्या दोन्ही बाजूस दर्शनी भाग असलेल्या मिळकती सिटी सर्वे क्रमांक (गावठाण) टिका नंबर 1	9600	38500	44000	49600	44000	चौ. मीटर
SurveyNo	18/70/B-14अ) मंडवई-पुणे महामार्गाच्या दोन्ही बाजूस दर्शनी भाग असलेल्या मिळकती सिटी सर्वे क्रमांक (गावठाण) टिका नंबर 2	9600	38500	44000	49600	44000	चौ. मीटर
SurveyNo	18/70/C-14अ) मंडवई-पुणे महामार्गाच्या दोन्ही बाजूस दर्शनी भाग असलेल्या मिळकती सिटी सर्वे क्रमांक (गावठाण) टिका नंबर 3	9600	38500	44000	49600	44000	चौ. मीटर
SurveyNo	18/70/D-14अ) मंडवई-पुणे महामार्गाच्या दोन्ही बाजूस दर्शनी भाग असलेल्या मिळकती सिटी सर्वे क्रमांक (गावठाण) टिका नंबर 4	9600	38500	44000	49600	44000	चौ. मीटर
SurveyNo	18/71-14अ) बायपास भाग	3300	0	0	0	0	चौ. मीटर

12



ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Sanction Plan



Copy of NA Order

No.RS.IV.NAP.SR. 36/77
Collector's Office, Thana
Thana dt. 1-1-1973.

- Read:- i) Application from M/s. Bharat Gears Ltd. of Bombay dt. 14-11-1972.
ii) Assistant Director of Town Planning, Thana's letter No.Dev.Misc.
TN.4746 dt. 5-12-72.
iii) Letter No.TPO.TMB.18267 dt. 19-12-72 from the Town Planning
Officer, CIDCG, Bombay.

ORDER:

In exercise of the powers vested in him under section 42 read with section 44 of the Maharashtra Land Revenue Code, the Collector, Thana is hereby pleased to approve the accompanying layout and to grant permission for non agricultural use to M/s. Bharat Gears Ltd. Bombay (hereinafter said occupant) of their agricultural land admeasuring 155626 sq. yds. of S.No.99/1, 99/2, 99/3, 97 / Pt. 98, 100 and 101/5 Pt. of village Kausa and S.No.138/1, 139/2-A and 139/2-B of village Skill Taluka Thana for Industrial purposes only subject to the relevant provisions of the M.L.R. Code 1966 and rules framed thereunder and of the Bombay Tenancy and Agril Lands Act on the following conditions:-

- i) That the occupant will pay from the date of commencement of N.A. use a revised assessment at the rate of Rs.50/- per acre. The occupant shall pay N.A. Assessment of Rs.1608-75 plus local cess which is guaranteed upto 31-7-1973. The area and assessment mentioned above shall be liable to alteration in accordance with the survey correction issued by the Survey Deptt.
- ii) that the occupant shall construct the building in accordance with approved plan sanctioned and attached herewith.
- iii) That the occupant shall keep the margin spaces and distances from the road strictly as per approved plan and shall not violate any bldg. regulation prescribed for Thana District.
- iv) That the occupant is prohibited under section 45 for putting the land to any use other than for which permission is granted.
- v) That the occupant shall begin N.A. use of the lands in each plot within period of one year from the date of this order.
- vi) That the occupant shall inform the Collector/Tahasildar and Village Officer in writing of the commencement of N.A. use within a period of thirty days from the date of such commencement in default he shall be liable to pay such fine as the Collector may impose under section 44 (5) Mah. Land Revenue Code, 1966.
- vii) that the built up area of the plot shall not exceed 5805- sq.yds. as shown in accompanying approved plan dt. 1.1.1973 and remaining area viz 1,46,821 sq.yds. shall be open to the sky.
- viii) No addition to or alteration in a building shall be carried out without the previous written permission of the undersigned. Further the future expansion shall be in accordance with the approved layout.
- ix) that the occupant shall obtain necessary permission before the commencement of N.A. under Town Planning Act or Municipal Act, 1966 Village Panchayat Act, 1958 or Bombay Highway Act, 1955 and National Highway Act, 1956 from the respective authorities.



VALUATION ASSESSMENT

M/S. BHARAT GEARS LIMITED

Conveyance Deed-1

6 NOV 1992

DEED OF COVENANTS

THIS DEED OF COVENANTS made and entered into at TANE, STATE OF NAGALAND, on the the 13 day of November in the year 1992 One thousand nine hundred ninety two (1992).

1. M. K. M. K.

Messrs. RUBAL & COMPANY PRIVATE LIMITED, a Private Limited Company registered under the Companies Act, 1956, and having its Registered Office at - 7/32, Himalaya House, 31, Basturba Gandhi Road, New Delhi - 110 001, hereinafter called and referred to as the "VENTURE" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include its successors and assigns) of the ONE RUBAL & CO. Messrs. RUBAL & CO. LIMITED, a Public Limited Company registered under the Companies Act, 1956, and having its Registered Office at - Allahabad

Conveyance Deed-2

THIS INDENTURE made at Bombay this 28th day of September One thousand Nine hundred and Seventy-two Between ADDIE MARTIN ALVARES, an agriculturist of Thana Inhabitant hereinafter called "the Vendor" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the One Part AND BHARAT GEARS LIMITED, a Company incorporated under the Companies Act having their Registered office at Allahabad Bank Building, 17, Parliament Street, New Delhi, hereinafter called "the Purchasers" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their successors and assigns), of the Other Part;

2.

WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of parcel of Agriculture land or ground, hereditaments and premises situated at Villages Kause and Uweel in the District of Thana, in the State of Maharashtra and more particularly described in the Schedule hereunder written and intended to be hereby granted and conveyed or intended so to be;

AND WHEREAS the Vendor has agreed with the Purchasers for the absolute sale to them of the said Agricultural land hereditaments and premises more particularly described in the Schedule hereunder written free from all encumbrances at or for the price of Rs.12,17,645/-;




AND WHEREAS the Purchasers paid to the Vendor a sum of Rs. 20,000/- (Rupees Twenty thousand only) on 8th January 1972 the 1st day of December 1971 and Rs.62,320/- (Rupees Two Lakhs Sixty two thousand Three hundred and twenty only) on the 25th day of April 1972;

AND WHEREAS the Purchasers have now requested the Vendor to execute this Indenture of Conveyance in favour of the Purchasers which the Vendor has agreed to do in the manner hereinafter appearing;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.80,000/- (Rupees Twenty thousand only) paid by the Purchasers on or about the 1st day of December 1971 and Rs.62,320/- (Rupees Two Lakhs Sixty-two thousand



Factory NoC

	 सत्यमेव जयते महाराष्ट्र शासन औद्योगिक सुरक्षा व आरोग्य संचालनालय (कामगार विभाग) नमूना क्रमांक ४ (नियम ६ व ८ पाहणे)	परवाना क्र. १२१७०२८२९९०००८३
कारखान्याची नोंदणी व कारखाना चालविण्याचा संबंधीचा परवाना		
नोंदणी क्रमांक : १२१७०२८२९९०००८३-		
<p>कारखाने अधिनियम, १९४८ आणि त्यासंबंधी असलेले नियम यांच्या तरतुदीप्रमाणे भरत गीयर्स लीमिटेड यांना खाती वगैरे केल्या जाणारे कारखाना चालविण्यास परवाना देण्यात आला आहे.</p> <p>या परवान्यामुळे या जागेत कोणत्याही एका दिवशी २५०० पर्यंत कामगार लावण्यास आणि २००० पेक्षा जास्त अक्षशक्ति उपयोगात आणण्यास परवानगी आहे.</p> <p>या परवान्याची मूदत ३१ डिसेंबर २०२२ पर्यंत आहे.</p> <p>परवान्याचे नुतनरीकडून १ जानेवारी २०२३ ते ३१ डिसेंबर २०२४ पर्यंत करण्यात आले आहे.</p> <p>मुल्य: रु. ५०००००.०० महिन्यात</p> <p>दिनांक : ०६-०१-२०२२</p>		
		Digitally Signed by VILAS BALIRAM GHOGARE Date: 1/6/2022 9:41:05 PM
		Signature valid 
सह संचालक औद्योगिक सुरक्षा व आरोग्य, महाराष्ट्र राज्य, ठाणे		
परवाना दिलेल्या जागेचे वर्णन		
परवाना दिलेल्या कारखान्याचे	भरत गीयर्स लीमिटेड	
Signature Name :	BHARAT GEARS LIMITED	
पत्ता :	भरत गीयर्स लिमिटेड, एलएम मुंबई पुणे हाईवे, गीयर्स शिल	
	फाटा, कासा-शिल, ठाणे, ठाणे, महाराष्ट्र, ४००६१२	
Address :	BHARAT GEARS LIMITED, OLD MUMBAI PUNE HIGHWAY, NEAR SHIL	
	PHATA, KAUSA-SHIL, Thane, Thane, MAHARASHTRA, 400612	
कठण :	२५०००	
औद्योगिक मशीनरय :	२८२९९	
कारखान्याच्या इमारतीचे मकसो दिनांक १८.०६.२०१७ च्या जाचक क्रमांक PLN/१४/१७/NAD/१९२७/THN खाती मंजूर केले गेले आहेत.		
This Certificate is digitally signed by on.		
टिप : हा कारखान्याची नोंदणी व कारखाना चालविण्याचा परवाना आहे. हा परवाना देण्यात आल्यामुळे ज्या जागेत हा कारखाना स्थित आहे, त्या जागेस कोणत्याही पैश्या आपोआप बहाल होत नाही तसेच ज्या जागेत हा कारखाना स्थित आहे ती जागा आज दिनांक ०६/०१/२०२२ असल्या संकेतात या परवान्यामुळे कोणताही हक्क व स्वामित्व सदरहू भोगवटदारास प्राप्त होत नाही		



Copy of Fire NoC

359817
96106058

ठाणे माहानगरपालिका, ठाणे
शिळ अग्निशमन केंद्र
ठा.म.पा./शिळ अ.केंद्र/जा.क्र:- ११२/१
दिनांक:- १६/०७/२०२४

साठा परवाना नूतनीकरण

सादर,

मेसर्स:- भारत गीअर्स लि.

विषय:- अग्निशमन विभागाकडील ना-हरकत दाखला मिळणेबाबत

संदर्भ:- १) अर्जदार श्री.ओ.पी.मराठे यांचा दिनांक:- ०६/०६/२०२४ रोजीचा अर्ज.
२) अग्निशमन केंद्र अधिकारी श्री.पी.डी.पाटील यांनी दिनांक:- २५/०६/२०२४ रोजी केलेली तपासणी.
३) मे.फायर सोल्युशन यांच्याकडील MFS-LA/RF-274, MFS-LA/RD-271 दिनांक:- २५/०७/२०२४ रोजीचा फॉर्म बी सादर केला आहे.

सादर,

सर्वे नं १३९/१अ, १३९/२अ, १३९/२ब, १३८/१, शिळ गाव, सर्वे नं ९७/२, ९८, ९९/१, ९९/२, ९९/३/ब, १००/१, १०१/५/ब, कौसा मुंबा याठीकाणी भारत गीअर्स कंपनी ३२ एकर जागे मध्ये अस्तीत्वात असुन २८,५७२.६५ स्क्वे.मि.जागेचा कंपनी वापर करते व उर्वरीत जागा मोकळी आहे काही भागात आर.सी.सी. व काही भागात पत्र्याचे बांधकामात करण्यात आले आहे. सदर कंपनी मध्ये वाहनांच्या स्टीलचे गीअर्स बनवण्याचा व्यावसाय करण्याकरीता परवाना विभागाकडुन अग्निशमन विभागाकडे ना-हरकत दाखला मिळवण्याबाबत अर्जदार श्री.ओ.पी.मराठे यांचा दि.०६/०६/२०२४ रोजीचा अर्ज

त्यानुसार उपरोक्त जागेची आग प्रतिबंधक व जीवसंरक्षक उपाययोजनेच्या दृष्टीकोनातुन दि.२५/०६/२०२४ रोजी अग्निशमन केंद्र अधिकारी श्री पी.डी.पाटील यांनी तपासणी केली असता खालील गोष्टी निदर्शनास आल्या आहेत .

१. भारत गियर्स कंपनी ३२ एकर जागेत आहे व त्यापैकी २८,५७२.६५ स्क्वे.फुट जागेचा वापर कंपनी करते व बाकी उर्वरीत जागा मोकली आहे.
२. सदर कंपनी सन १९७२ ला चालु केली त्यावेळी कंपनीचे दोन प्लॅन्ट चालु होते त्याकरता कंपनीने ७३००० लिटर पेट्रोलियम पदार्थ १५००० लिटर कर्टींग ऑईल व १६०० चौ.फु. बुडन बॉक्स ठेवण्याचा प्रयोजन केला होता. परंतु अत्ता कंपनीचा फक्त एकच प्लॅन्ट चालु असल्यामुळे कंपनीत पेट्रोलियम प्रोडक्ट ऐवजी एल.पी.जी.गॅस चा वापर केला जातो तसेच कर्टींग ऑईल फक्त ५००० लि वापरला जातो व लाकडी बॉक्स १५ कि.ग्रा. चे ८०० नग म्हणजे १२००० कि.ग्रा. वापरले जातात असे तपासणी वेळी निदर्शनास आले तसे कंपनीचे एच.आर मॅनेजर श्री ओ.पी.मराठे यांनी सांगितले.
३. सदर कंपनी हि रस्त्यालगत असुन फायर वाहन जाण्यास पुरेशी मोकळी जागा आहे.
४. सदर भारत गियर्स कंपनीत व्हेइकल ऑटोमोबाईल गियर्स मॅन्युफॅक्चरिंग करण्याचा व्यवसाय केला जातो व विक्री केली जाते.

Copy of TIR-1 (Survey No. 97)



REKHA NAIR & ASSOCIATES
ADVOCATES

Office : Office No. 21, 3rd Floor, Rehman Building, V.N.Road, Opp. Bata Showroom,
 Fountain, Mumbai-400 001. Tel: 9930259543 / 9820138582.

Email: rekha.nair@rediffmail.com, nikhil@rn-associates.com

Ref. No. RNA/SBI/COM-FORT/BGL/09

13th April, 2022

To,
 Assistant General Manager,
 STATE BANK OF INDIA,
 Commercial Branch,
 Horniman Circle, Fort,
 Mumbai 400 001.

Dear Sir/Madam,

ANNEXURE - B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1.	a) Name of the Branch/ Business Unit Office seeking opinion	State Bank of India, Commercial Branch, Horniman Circle, Fort, Mumbai.
	b) Reference No. and date of the letter under the under the cover of the documents tendered for scrutiny.	As per instruction from Bank.
	c) Name of the Borrower.	M/S. BHARAT GEARS LIMITED.
2.	a) Name of the Unit/ Concern/ Company/ person offering the property/(ies) as security.	M/S. BHARAT GEARS LIMITED.
	b) Constitution of the unit/ concern/ person offering the property for creation of charge.	Limited Company.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As a Borrower.
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	All that piece and parcels of immovable property i.e. land bearing S. No. 97 Part admeasuring 0H-52R-61P along with common construction thereon situated at Kausa Mumbra, District. Thane.
	a) Survey No.	S. No. 97/Part
	b) Door no. (in case of house property)	Not Applicable.
	c) Extent/area including plinth/ built up area in case of house property.	Admeasuring 0H- 52R- 61P



Pollution NoC

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
 and 4th floor, Opp. Cine
 Planet Cinema, Near Sion
 Circle, Sion (E),
 Mumbai-400022

RED/L.S.I (R2)
 No:- Format1.0/CC/UAN No.MPCB-
 CONSENT-0000206190/CR/2408001331

Date: 13/08/2024

To,
 M/s. Bharat Gears Ltd.,
 At Kausa Shil Phata, Mumbra, At Kausa Shil Phata,
 Mumbra, Old Mumbai Pune Road,
 Thane,



Sub: Consent to Operate.

- Ref:**
1. Earlier Consent to Operate granted by the Board vide no. Format1.0/CC/UAN No.0000133709/CR/2206001201 dtd. 22/06/2022.
 2. Minutes of 5th Consent Committee 2024-25 Meeting held on 10.07.2024

Your application No.MPCB-CONSENT-0000206190 Dated 11.04.2024

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 and Rule 18(7) of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to renewal is granted for a period up to 30/04/2027
2. The capital investment of the project is Rs.124.08 Crs. (As per C.A Certificate submitted by industry CI of existing unit is Rs. 127.45 + Decrease CI Rs. 2.66 Cr.)
3. Consent is valid for the manufacture of:


Sr No	Product	Maximum Quantity	UOM
Products			
1	Automobile Gears	300	MT/M

4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	3.5	As per Schedule-I	Recycle 100% to achieve ZLD
2.	Domestic effluent	60	As per Schedule-I	On land for gardening



Electricity Bill

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD.		
<div>  <div> BILL OF SUPPLY FOR THE MONTH OF OCT-2024 GSTIN: 27AAECM2933K1ZB Website: www.mahadiscom.in HSN CODE: 27160000 SATARA CIRCLE - 575 PHALTAN DIV - 513 LONAND SUB-DIVISION - 115 </div> </div>		
Consumer No. : 203529024660 Consumer Name : BHARAT GEARS LTD. Address : Gat.No. 232/2,3,12 & 236/2,13 LONAND Tal- Khandala , Dist- Satara Village : LONAND Pin Code : 0 Mobile No. : 77*****36 Email : ***andre@bharatgears.com	BILL DATE 08/11/2024 DUE DATE 22/11/2024 IF PAID UPTO 14/11/2024 IF PAID AFTER 22/11/2024 Last Receipt No./Date : 0011466220 / 11-10-2024 Last Month Payment : 41,63,290.00	42,66,580 41,48,640 43,19,910
Security Deposit Held Rs. : 0.00 Bank Guarantee Rs. : 10000000	Addl. S.D. Demanded Rs. : 0.00 S.D. Arrears Rs. : 0.00	
Details for making Energy Bill payment through RTGS/NEFT mode o Beneficiary Name: MSEDCL o Beneficiary Account Number: MSEDHT01203529024660 o Name of Bank: State Bank of India o IFS Code: SBIN0008965 (fifth,sixth and seventh character is zero) o Name of Branch: IFB, BKC Branch-MSEDCL Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.		
GSTIN : 27AAACB4860G1ZT Date of Connection : 25/04/2013 Contract Demand (KVA) : 1974.00 Connected Load (KW) : 5037.00 Sanctioned Load (KW) : 6703 Feeder Voltage (KV) : 22 Feeder Name : 22 KV Lonand MIDC (303) Express Feeder : No Substation Name : 22 KV MIDC SWITCHING MIDC Zone : AREA D	PAN : AAACB4860G Tariff : 155 HT-I A Old Tariff : HT-I A Elec. Duty : 99 PART H Urban/Rural : Rural Seasonal : Scale/Sector : Medium Scale / Private Sector Solar Conn / Type : Yes /Net Metering Solar Capacity : 950	Metering Type : HT Meter No. : SCHNEIDER(100)-23014701 CT Ratio : 5/5 PT Ratio : 11/110 Connected CT Ratio : 50/5 Connected PT Ratio : 22/110 LIS Indicator :
Activity : ENGINEERING GOODS MANUFACTURING UNITS		



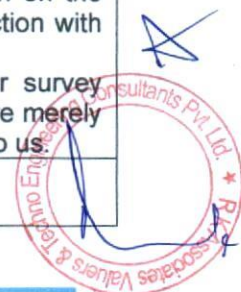
ENCLOSURE VI: ANNEXURE: DECLARATION-CUM-UNDERTAKING

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 13/11/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Anit Bhanji have personally inspected the property on 7/11/2024 the work is not subcontracted to any other valuation firm and is carried out by us.
- e Valuation Report is covering all the points as per the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i Company is not found guilty of misconduct in professional capacity.
- j Persons worked on this report are not declared to be unsound mind.
- k Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l Company is not an undischarged insolvent.
- m No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- p We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 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.
- s 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.
- t 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.
- u We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- v The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- w The work is taken on the instructions of the Bank.
- x Further, we hereby provide the following information:

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is Gears Manufacturing Plant located at aforesaid address having land area measuring 63,695 sqm and total built-up area admeasuring 27,224 sqm and Gross Block & Net Block of Plant & Machinery is Rs. 108.47 Cr. & Rs. 12.86 Cr. respectively, found on as-is-where basis which company's representative has shown/ identified to us on the site physically unless otherwise mentioned in the report of

VALUATION ASSESSMENT**M/S. BHARAT GEARS LIMITED**

		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.
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. Anit Bhanji Valuation Engineer: Er. Abhinav Chaturvedi L1/ L2 Reviewer: Er. Anil Kumar
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: 28/10/2024
		Date of Survey: 7/11/2024
		Valuation Date: 13/11/2024
		Date of Report: 13/11/2024
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Anit Bhanji on 7/11/2024. Property was shown and identified by Mr. Tushar Sapre (+91 98330 93063)
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	<p>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.</p> <p>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.</p> <p>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 as 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 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.</p> <p>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.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.



VALUATION ASSESSMENT M/S. BHARAT GEARS LIMITED

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 E of the Report and Valuer's Important Remarks enclosed herewith.

Date: 13/11/2024

Place: Noida

Signature

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

[Handwritten signature]



ENCLOSURE VII: ANNEXURE: 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 endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality



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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term '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.

Miscellaneous

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

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

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: 13/11/2024

Place: Noida

PART E

ENCLOSURE: VIII - 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 is 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 financier 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 up to 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 at least 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.

