

DR. AMIN SHAIKH

B.Tech. (Mech.) B.E. (Civil) M.E. (T&CP) M.E. (Structures) Ph.D.
M.I.E. C.E. F.I.I.V. M.I.S.E. M.C.E. (I)

D-118

PAN No : AUCPS6434N

GST No : 27AUCPS6434N1Z1

Associate Valuers : Deepak Koli - +91 9372246748 / 8898386286

VAL/2022-23/0016

Date: 14/05/2022

To,
Chief Manager,
Punjab National Bank
MCC Thane Branch

VALUATION REPORT FOR M/S. TECHNO PROCESS EQUIPMENT INDIA LTD.

Land & Factory Shed located on Plot No. D-118, MIDC, Vile Bhagad Industrial Area,
Village-Yelowade, Taluka-Mangaon, District-Raigad - 402 120

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S. No.	Particulars	Content
I.	Introduction	
1	Name of Valuer	(Dr.Amin Shaikh)
2	Date of Valuation	14/05/2022
3	Purpose of Valuation	To ascertain the present fair market value of the property
4	Name of Property Owner/s (Details of share of each owner in case of join & Co-ownership)	M/s. Techno Process Equipment India Ltd. Company Ownership
5	Name of Bank/FI as applicable	Punjab National Bank
6	Name of Developer of the property (In case of developer built properties)	M/s. Techno Process Equipment India Ltd.
7	Whether occupied by the owner / tenant? occupied by tenant, since how long	Owner occupied
II	Physical Characteristics of the Asset	
1	Location of the property in the city	Land & Factory Shed located on Plot No. D-118, MIDC, Vile Bhagad Industrial Area, Village-Yelowade, Taluka-Mangaon, District-Raigad - 402 120
2	Municipal Ward No.	NA
3	City/Town	Vile Bhagad Industrial Area, Village- Yelowade, Taluka-Mangaon, District-Raigad

DR. AMIN SHAIKH

- ☒ Chartered Engineer ☒ Govt. Regd. Valuer (Real Estate and Plant Machinery & Vehicles)
☒ Structural Auditor ☒ Regd. Arbitrator ☒ Project Consultant ☒ Regd. Auctioneer

Valuation of : Immovable Properties, Plant Machinery & Vehicles, Construction Equipments, Marines & Planes

Panel Valuers : Co-op Credit Societies, Co-operative Banks, Nationalized & Multinational Banks & Financial Institutes, Deptt. of Income Tax

Corporate Office : Office No. 09, Manisha Blitz, Shankar Math, Pune Solapur Road, Hadapsar, Pune - 411 013 (MS) India

E-mail : draminaashaikh@gmail.com **Phone :** +91 20 26823456 / +91 7058046786 **Mobile :** +91 9028686786

Thane Office : Office No 14 A, Upper Ground Floor, Kishan Leela Shopping Center, Opp. HDFC Bank, Pai Road, Kopari Colony, Thane (E) Mumbai - 400603 (MS) India. **E-mail :** draminshaikhconsultantsthane@gmail.com **Phone :** +91 22 2532 0060

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	Residential Area/Commercial Area/ Industrial Area	Industrial Area	
4	Classification of the Area :High/Middle/Poor / Metro/Urban /Semi Urban/Rural	Middle class / Urban	
5	Coming under corporation limit/Village Panchayat/Municipality	MIDC	
6	Postal address of the Property	Land & Factory Shed located on Plot No. D-118, MIDC, Vile Bhagad Industrial Area, Village- Yelawade, aluka-Mangaon, District-Raigad-402 120	
7	Latitude, Longitude and Coordinates of the site	18°23'38.2"N 73°21'35.0"E	
8	Area of the plot/land (supported by a plan)	Land Area = 100000 sq.mtrs	
9	Layout of the area in which the property is located	Refer copy of google image attached with the report.	
10	Development of surrounding areas	Industrial Area	
11	Details of Roads abutting the property	MIDC Vile Bhagad Road	
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area I cantonment area	NA	
13	In case it is an agricultural land, any conversion to house site plots is contemplated	NA	
14	Boundaries of the property	A	B
		As per deed	Actuals
	North	Plot no. D-114	POSCO company
	South	MIDC Road / 60 mtr	Seamless Pipes company
	East	Plot No. D-117	Open Plot / Internal Road
	West	Nalla	MIDC Vile Bhagad Road



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	Extent of the site considered for valuation (least of 14 A & 14 B)	<p>(1) Land Area = 100000 sq.mtrs</p> <p>(2) Building/Shed area as per CC dtd. 13/02/2012</p> <table><tr><th>Particulars</th><th>Ground Floor (sq.mtrs)</th><th>Extra Height (sq.mtrs)</th><th>BUA in sq.mtrs</th><th>BUA in sq.ft</th></tr><tr><td>Working shed</td><td>2537.20</td><td>--</td><td>2537.20</td><td>27310</td></tr><tr><td>Admin Office</td><td>839.30</td><td>--</td><td>839.30</td><td>9034</td></tr><tr><td>Storage Platform 1</td><td>3326.09</td><td>--</td><td>3326.09</td><td>35802</td></tr><tr><td>Storage Platform 2</td><td>2517.90</td><td>--</td><td>2517.90</td><td>27103</td></tr><tr><td>Extra Height area for working shed</td><td>--</td><td>1268.60</td><td>1268.60</td><td>13655</td></tr><tr><td>TOTAL =</td><td>9220.49</td><td>1268.6</td><td>10489.09</td><td>112904</td></tr></table> <p>(3) As per site measurements = shed with GI sheet admeasuring 36861 sq.ft with 4 shutters, includes 1 structure & 2 WC area, flooring not completed, RCC structure Pump house admeasuring 445 sq.ft carpet & 04 Nos. of UG Tank 4 Nos. Provided. RCC structure Security cabin admeasuring 306 sq.ft carpet area</p> <p>(4) Area considered for valuation :-</p> <p>(a) Land Area = 100000 sq.mtrs</p> <p>(b) Shed Area =</p> <table><tr><th>Particulars</th><th>Ground Floor (sq.mtrs)</th><th>Extra Height (sq.mtrs)</th><th>BUA in sq.mtrs</th><th>BUA in sq.ft</th></tr><tr><td>Working shed</td><td>2537.20</td><td>--</td><td>2537.20</td><td>27310</td></tr><tr><td>Extra Height area for working shed</td><td>--</td><td>1268.60</td><td>1268.60</td><td>13655</td></tr><tr><td>TOTAL =</td><td>2537.20</td><td>1268.60</td><td>3805.8</td><td>40965</td></tr></table>	Particulars	Ground Floor (sq.mtrs)	Extra Height (sq.mtrs)	BUA in sq.mtrs	BUA in sq.ft	Working shed	2537.20	--	2537.20	27310	Admin Office	839.30	--	839.30	9034	Storage Platform 1	3326.09	--	3326.09	35802	Storage Platform 2	2517.90	--	2517.90	27103	Extra Height area for working shed	--	1268.60	1268.60	13655	TOTAL =	9220.49	1268.6	10489.09	112904	Particulars	Ground Floor (sq.mtrs)	Extra Height (sq.mtrs)	BUA in sq.mtrs	BUA in sq.ft	Working shed	2537.20	--	2537.20	27310	Extra Height area for working shed	--	1268.60	1268.60	13655	TOTAL =	2537.20	1268.60	3805.8	40965
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15	Description of Adjoining properties	Good																																																							
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	South	Seamless Pipes company																																																							
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16	Survey no. if any	Plot No. D-118																																																							
17	Type of Building (Residential/ Commercial/ Industrial)	Industrial Building																																																							



18	Details of the building/buildings and other improvements in terms of area height, No. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details full details of specifications to be appended along with building plans and elevations	GI sheet shed with AC sheet roofing Year of construction- 2012 (as per CC) Age of building- under construction. Construction work stopped from last 2 years
19	Plinth area, carpet area and saleable area to be mentioned separately and clarified	(1) Land Area = 100000 sq.mtrs (2) Building/Shed area as per CC = 112904 sq.mtrs BUA
20	Any other aspect	Nil
III	Town planning parameter	
1	Master plan provisions related to the Property in terms of land use	Industrial use
2	Date of issue and validity of layout of approved map / plan	Issued by MIDC Mahad vide ref. no. SPA/668/12 dtd. 13/02/2012
3	Approved map / plan issuing authority	MIDC Mahad
4	Whether genuineness or authenticity of approved map/plan is verified	Yes
5	Any other comments by our empanelled valuers on authentic of approved plan	No
6	Planning area/zone	As per local bye laws
7	Development Controls	As per local bye laws
8	Zoning regulations	As per local bye laws
9	FAR/FSI permitted and consumed	FSI consumed 0.104 < 1.00
10	Ground Coverage	As per local bye laws
11	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	As per local bye laws
12	Comment on surrounding land uses and adjoining properties in terms of usage	Industrial
13	Comment on unauthorized constructions if any	None
14	Comment on demolition proceedings if any	N.A.

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15	Comment on compounding/ regularization proceedings	N.A.
16	Comment on whether OC has been issued or not	Building / shed is under construction. Construction work stopped from last 02 years.
17	Any other aspect	No
IV	Legal Aspects	
1	Ownership documents,	1.) Lease Deed made between MIDC (Lessor) and M/s. Techno Process Equipment India Ltd. (Lessee) vide regn. No. MNG-3425-2016 dtd. 30/09/2016 2.) Fire NOC - Final No objection certificate for proposed construction of factory shed on Plot No. D-118 issued by MIDC vide ref. no. MIDC/FIRE/B-54875 dtd. 23/05/2016 in favour of M/s. Techno Process Equipment India Ltd. 3.) Approved plan issued by MIDC Mahad vide ref. no. SPA/668/12 dtd. 13/02/2012 4.) Electricity bill issued by MSEDCL issued in favour of Techno Process Equipment India Ltd. amounting Rs. 13250/- for the month of Apr 2022 5.) Letter of land allotment issued by MIDC vide ref. MIDC/ROM/Mahad/Offer/407/08 dtd. 12/08/2008 issued in favour of Techno Process Equipment India Ltd
2	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	M/s. Techno Process Equipment India Ltd Company Ownership
3	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property	Not applicable
4	Comment on whether the IP is independently accessible?	Yes
5	Title verification	Bank to be obtained empaneled advocate report
6	Details of leases if any	95 years lease period from 01/01/2009
7	Ordinary status of freehold or leasehold including restriction on transfer	Leasehold
8	Agreements of easements if any,	No
9	Notification for acquisition if any,	N. A.



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10	Notification for road widening if any	N. A.
11	Possibility of frequent flooding / sub-merging	No
12	Special remands, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	None observed
13	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	No heritage restrictions
14	Comment on transferability of the property ownership	No
15	Comment on existing mortgages/ charges/ encumbrances on the property if any	No
16	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	No
17	Building plan sanction, illegal constructions if any done without plan sanction/violations	Issued by MIDC Mahad vide ref. no. SPA/668/12 dtd. 13/02/2012. No illegal construction found
18	Any other aspect	No
V	Economic aspects	
1	Details of ground rent payable	Re.1/- yearly
2	Details of monthly rents being received if any	N.A.
3	Taxes and other outgoings,	N.A.
4	Property insurance	N. A.
5	Monthly maintenance charges	N.A. Since it is an independent shed
6	Security charges, etc.	N.A. Since it is an independent shed
7	Any other aspect	Electricity bill issued by MSEDCL issued in favour of Techno Process Equipment India Ltd. amounting Rs. 13250/- for the month of Apr 2022
VI	Socio-cultural aspects	
1	Description of the location of property in terms of the social structure of the area, population, social stratification, regional	Property is located in industrial area with many small scale textile industries in the vicinity



	origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	
VII	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the assets in terms of:- 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	Enough space provided for proper functioning of Industry. Good Industrial
VIII	Infrastructure Availability	
	a) Description of aqua infrastructure availability in terms of:- 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage	Protected water supply Underground sewerage Underground drainage
	b) Description of other physical infrastructure facilities 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby c) Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces	Provided Individual connections provided Property is well connected by roads & railway networks Schools, Hospitals, Restaurants, Shopping complexes present in the vicinity Available nearby Available nearby Available nearby
IX	Marketability	
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property	Good - Average Market rate assess from local estate agent, various websites, current market condition etc. We get Rs. 500/- to Rs. 1000/- per sq.mtrs. for land. There are



	4. Comparable sale prices in the locality	amenities such as, water supply, power supply, road, market, hospitals, schools etc. In our opinion, the rate of Rs.775/- per sq.mtrs for land
X	Engineering & Technology Aspects	
1	Type of Construction	Shed with GI sheet admeasuring 36861 sq.ft with 4 shutters, includes 1 structure & 2 WC area, flooring not completed, RCC structure Pump house admeasuring 445 sq.ft carpet & 04 Nos. of UG Tank 4 Nos. Provided. RCC structure Security cabin admeasuring 306 sq.ft carpet area
2	Material and Technology used	
3	Specifications	
4	Maintenance issues	Good
5	Age of the building	Under construction, construction work stopped from last 02 years. Only godown/shed construction completed. Flooring work not completed.
6	Total life of the building	50 Years (Subject to periodical maintenance)
7	Extent of deterioration	None observed
8	Structural safety	Good
9	Protection against natural disasters viz. earthquakes	None observed
10	Visible damage in the building if any	None observed
11	Common facilities viz. lift, water pump, lights, security systems, etc.	Provided
12	System of air-conditioning	Individual
13	Provision for firefighting Copies of plans and elevations of the building to be included	Not Provided
XI	Environmental Factors	
1	Use of environment friendly building materials, Green building techniques if any	None observed
2	Provision for rain water harvesting,	Not Provided
3	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	None Observed
XII	Architectural and aesthetic quality	
1	Descriptive account on whether the building is modern, old fashioned, etc., plain looking	Shed is plain looking & Industrial with no decorative features.

	or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	
XIII	In case of valuation of industrial property	
	1) Proximity to residential areas	Residential area available within a radius of 5-6 KMS.
	2) Availability of public transport facilities	Property is well connected by roads & railways.
XIV	Demarcation	Accurate demarcation of property is scientific/technical aspect which requires in-depth knowledge, skills of the field and also involved huge cost, it is advised that details of demarcation/boundaries of property as already covered in extant guidelines covering Symbolic Demarcation only including longitude/ latitude and coordinates of the Property Location and screen shot (in hard copy) of Global Positioning System (GPS)/ Various Applications (Apps)/Internet sites (eg. Google earth) etc. has been obtained (attached as Annexure A) as per the standardized valuation formats as advised by L&A Cir. No. 53 dated 31.03.2020
XIV	Valuation	
	Method adopted for valuation:	Comparison method
	Rate adopted for valuation after analyzing similar properties in the locality.	Land- Rs.775/- per sq.mtrs
	Final Value after comparison method: Area X Rate	Rs.10,27,61,750/-
Valuation		
(Valuation of Land)		
1	Size of plot	: 100000 sq.mtrs
2	Total extent of the plot	: 100000 sq.mtrs
3	Prevailing market rate	: Rs.1000/- to Rs. 2000/- per sq.mtrs
4	Govt land rate (an evidence thereof to be enclosed)	: Rs.1200/- per sq.mtrs
5	Assessed / adopted rate of valuation	: Rs.775/- per Sq.mtrs.
6	Estimated value of land	: Rs.7,75,00,000/-



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(Valuation of Building)					
	Particulars	BUA in sq.mtrs	BUA in sq.ft	Rate considered (in Rs.)	Building Value (in Rs.)
	Working shed	2537.20	27310	700	19117000
	Extra Height area for working shed	1268.60	13655	450	6144750
	Admin Office	839.30	9034	Construction work not yet started	
	Storage Platform 1	3326.09	35802		
	Storage Platform 2	2517.90	27103		
	TOTAL =	10489.09	112904	--	25261750

Total abstract of the entire property

Part - A	Land	:	Rs.7,75,00,000/-
Part - B	Building	:	Rs.2,52,61,750/-
	Total	:	Rs.10,27,61,750/-
	Say	:	Rs.10,27,61,750/-

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs.10,27,61,750/- (Rupees Ten Crores Twenty Seven Lakhs Sixty One Thousand Seven Hundred Fifty only)**. Ann. D

- | | | |
|------|---|------------------------|
| i. | Date of agreement of immovable property | :30/09/2016 |
| ii. | Lease value of immovable property | :Rs.1,72,50,000/- |
| iii. | Fair Market value of immovable property | ✓:Rs.10,27,61,750/- |
| iv. | Realizable Value of immovable property | ✓:Rs.9,24,85,575/- |
| v. | Distress Sale Value of immovable property | :Rs.8,22,09,400/- |
| vi. | Insurance Value of the structure | :Rs.1,54,14,200/- |
| vii. | Govt land rate | :Rs.1200/- per sq.mtrs |

Registration Number : CAT-1/151

Date: 14/05/2022

Place: Mumbai

Mobile no:9028686786

E-MAIL: draminaashaikh@gmail.com

