



# OZA ASSOCIATES

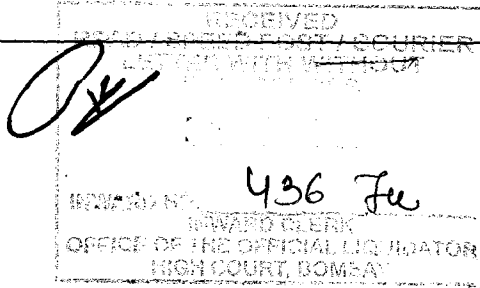
**Gopal R. Oza Prop.**

CHARTERED CONSULTING ENGINEER,  
GOVT. APPROVED VALUER, PLANNER,  
ESTIMATOR, R.C.C., DESIGNER  
MIE No. M123142-6, CAT No. I/546/1999-2000.  
FIV No. 24333, M.I.C.A., B.E. CIVIL



V

AN ISO 9001:2015 CERTIFIED CO.  
Tel: 0240-2321506, 9823162241  
022-26425387  
Email: ozaassociate@rocketmail.com  
info@ozaassociates.com



Ref. No. OZA./Val/OLHC/BOMBAY/9378

Date: 24/09/2021

To,  
Office of the Official Liquidator,  
Attached to High Court Of Bombay,  
5<sup>th</sup> Floor, Bank of India Building,  
M.G Road, Fort, Mumbai - 400023.

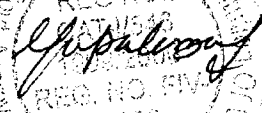
Sub: - Preparation of Valuation Report for Client **M/s. Kudus Steel Rolling Mills Pvt. Ltd. (In Liqn.)**

Dear Sir,

Reference to subject cited above Please, find enclosed here detailed valuation Report for Client M/s. Kudus Steel Rolling Mills Pvt. Ltd. (In Liqn.). Also enclosed here with bill.

Now kindly accept the same and release the bill payment at your earliest also deposit the same in Account mentioned below.

Thanking You,  
Yours faithfully,  
For Oza Associates,

  
(Gopal R. Oza)

PAN NO.	AAFPO1816P
SERVICE TAX NO.	AAFPO1816PSD003
Ac No.	60266651872
IFSC Code	MAHB0001260
Bank Name	Bank of Maharashtra



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## INVENTORY REPORT

FOR

**O.L. HIGH COURT BOMBAY**

OF

**M/S. KUDUS STEEL ROLLING MILLS PVT.**

**LTD. (IN LIQN.)**

**“Immovable Property and Movable Assets”**

Situated at

**(19°34'50.3"N 73°05'05.2"E)**

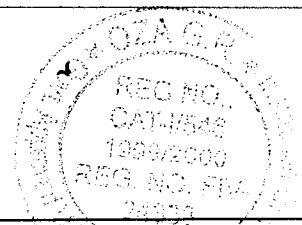
**“Gut no. 247, 248, 250, 251, 253 & 254 of  
Village Kharivali, Tal. Wada, Dist.  
Palghar (earlier Thane), Maharashtra -  
421312”**

**INVENTORYREPORT****PART- I****Annex-I**

As per the Order from O.L.H.C.Bombay Letter No. OL/Section VIII/9417 Dt. 12/07/2019  
 In the matter of **M/s. Kudus Steel Rolling Mills Pvt. Ltd. (In Liqn.)**

**GENERAL**

Sr. No	Description	Details
1.	Purpose for which valuation is made	Present fair Market Value of the Immovable Property and Movable assets.
2.	Date of Valuation	23/09/2021
3.	a)The name of Owner/owners in whose name the property is Registered./ Defendant b)Present owner/owners	M/s. Kudus Steel Rolling Mills Pvt. Ltd.  M/s. Kudus Steel Rolling Mills Pvt. Ltd. (In Liqn.)
4.	Company Petition	Not Available
5.	If The Property is under joint ownership/ Co-Ownership, Share of each such owner. Are the share undivided	NA
6.	Location Survey No. /Gut No. or C.T.S.No. Plot No. Ward No.	"Gut no. 247, 248, 250, 251, 253 & 254 of Village Kharivli, Tal.Wada, Dist. Palghar (earlier Thane), Maharashtra - 421312"
7.	Situation of the property	As above Annexure 'B' is enclosed
8.	Nearest Land Mark	Blue Star Ltd. Wada
9.	Nearest Bus Stop	Not Available
10.	Brief description of the property	Industrial Land, Building, Plant &Machinery lying at Gut no. 247, 248, 250, 251, 253 & 254 of Village Kharivli, Tal. Wada, Dist. Palghar
11.	Member Present During inspection	Mr. Noor Shargil, Shir. M. Dalal&Shri. MithileshPalav (OL High court)  Shri. ShreepadKulkarni and Mr. JavedTadvi (Rep. Oza Associates)
12.	Is The Property situated in residential Commercial/Mixed Area/Industrial area	Industrial and Commercial Area
13.	Classification of locality- high class/middle class/poor class	Industrial Area
14.	Property Valuation for a)General Tax b)Water Tax c)Drainage Tax d)Total	Not Available
15.	Proximity to civic amenities like schools,	Facilities& amenities available Within 5 to 10





	hospitals, banks, market, etc.	Km.Area
16.	Means and proximity to surface communication by which the locality is served	Bhiwandi Wada Road @ 4.5 Kms

**LAND**

Sr. No	Description	Details																								
17.	a) Area of the land/plot supported by documentary Proof , shape, dimensions and physical features	<p>As per Sale Deeds:-</p> <table border="1"> <thead> <tr> <th>Sr no</th> <th>Survey No.</th> <th>Area in Hectares/ Ares</th> <th>Area in Sq. Mtr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Gut no. 247 (part) &amp; 253</td> <td>86 R</td> <td>8600.00</td> </tr> <tr> <td>2</td> <td>Gut no. 250 &amp; 254</td> <td>32 R</td> <td>3200.00</td> </tr> <tr> <td>3</td> <td>Gut no. 248</td> <td>88.50 R</td> <td>8850.00</td> </tr> <tr> <td>4</td> <td>Gut no. 251</td> <td>3.0 R</td> <td>300.00</td> </tr> <tr> <td colspan="2">• <b>Total Land Area</b></td> <td><b>209.50 R</b></td> <td><b>20,950.00 in Sq. Mtr.</b></td> </tr> </tbody> </table>	Sr no	Survey No.	Area in Hectares/ Ares	Area in Sq. Mtr.	1	Gut no. 247 (part) & 253	86 R	8600.00	2	Gut no. 250 & 254	32 R	3200.00	3	Gut no. 248	88.50 R	8850.00	4	Gut no. 251	3.0 R	300.00	• <b>Total Land Area</b>		<b>209.50 R</b>	<b>20,950.00 in Sq. Mtr.</b>
Sr no	Survey No.	Area in Hectares/ Ares	Area in Sq. Mtr.																							
1	Gut no. 247 (part) & 253	86 R	8600.00																							
2	Gut no. 250 & 254	32 R	3200.00																							
3	Gut no. 248	88.50 R	8850.00																							
4	Gut no. 251	3.0 R	300.00																							
• <b>Total Land Area</b>		<b>209.50 R</b>	<b>20,950.00 in Sq. Mtr.</b>																							
	<p><b>b) Boundaries :</b></p> <p>North : South West East</p> <p>Site Plan Enclosed</p>	<p>Gut no. 241/252</p> <p>Gut no. 259 &amp; 240</p> <p>Gut no. 249, 250, 247</p> <p>Gut no. 247 (Part) and Kudus – Kharivali Road</p> <p>Enclosed Site Plan</p>																								
18.	Tenor of the property Lease Hold/free hold.	Freehold																								
19.	If Leasehold, the name of lesser/lessee nature of lease, date of commencement & termination of lease, terms of renewal of lease.	N.A																								
20.	Is There any restrictive covenant in regard to use of land? If so, attach a copy of the covenant.	Permitted for Industrial Purpose only																								
21.	Are there any agreements of easements? If so Attach copies	No																								





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22.	Does the land fall in an area included in any town planning scheme or any development plan of governments or statutory body? If so, give Particulars	No
23.	Has any contribution been made towards development or is any demand for such contribution still outstanding	No.
24.	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date or notification	No
25	Is the building Owner – occupied/tenanted/ both	Vacant abandoned

### CONSTRUCTION

Sr.No.	Description	Details
26.	a)Year of Commencement of Construction	Year 1994
	b)Year of Completion	Year 1996 & Modified in year 2000-2002

### 27. CONSTRUCTION AREA STATEMENT (As per Site Measurements)

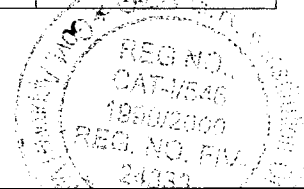
Sr. no.	Particulars	Area in Sq. Mtr.
1	<u>Industrial Shed (Steel Structure)</u>	
	• <b>Total Built Up Area (As per Site Measurements)</b>	<b>2,456.25 in Sq. Mtr.</b>
2	<u>RCC Buildings</u>	
	• <b>Total Built Up Area (As per Site Measurements)</b>	<b>398.00 in Sq. Mtr.</b>
3	<u>Load Bearing Structures</u>	
	• <b>Total Built Up Area (As per Site Measurements)</b>	<b>218.12 in Sq. Mtr.</b>

### SALES/PURCHASE

31.	Give sales/Purchase instances of immovable property in said locality on a separate sheet in the name and address of the property with detail.	No
32.	If sale instances are not available or not relied upon the basis of arriving at the land rate	No

### RENTS

33.	Names of tenants/lessees/licensees, etc.	Not Applicable
34.	Are any of the occupants related to, or close business associates of	Not Applicable





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	the owner?	
35.	Portion in their Occupation	Not Applicable
36	Monthly or Annual rent/Compensation/license fee paid by each.	Not Applicable
37	Gross amount received by the whole property.	Not Applicable
38	Give Details of water & electricity charges if any borne by the owner	Not Applicable
	Is separate amount being recovered for the use of fixtures like A.C., Fans, geysers, refrigerators, cooking ranges or for service charges? If so, give details.	Not Applicable

### FACTS SHOWING ABOUT PROPERTY

39.	Attach detail condition of property structure	Photographs enclosed Annexure 'D'
40.	Attach location detail of property	Photograph enclosed Annexure 'B'

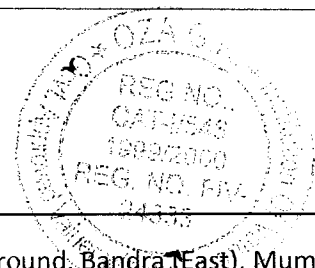
### OWNERSHIP

41.	Give details of water and electricity charges, if any to be borne by the owner	Not Available
42.	What is the property tax? & name of tax payer Give details with documentary proof.	Not Available
43.	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particular	Not applicable
44.	Is there any provision of lift then whether maintenance cost bear by owner or tenant?	Not applicable

### Annexure to Form 0-1

#### 1) INDUSTRIALSTRUCTURE

Sr.No.	Description	Detail
1.	No. of Floors	Ground Floor
2.	Built Up Area	<b>2,456.25 in Sq. Mtr.</b> (refer Point 27)
3.	Year of Construction	1996
4.	Details of constructed property	Industrial Sheds of Height more than 5 Mtr, MS Truss, Purlins and Other steel components of a steel structure. As per site investigation the steel structure was found in dilapidated condition and corroded.
5.	Estimated Future Life	'17' Years with Heavy Maintenance
6.	Type of Construction- Load Bearing walls/R.C.C. Frame/Steel Frame	SteelFrame Structure
7.	Type of Foundation	RCC Foundation with Brick Masonry up to Plinth Lev.





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8.	Masonry Walls	Brick Masonry for external walls
9.	Partition Walls	Not available
10.	Roofing / terracing	MS Roof Truss
11.	Doors/Window	MS Shutter
12.	Plastering & Finishing	N.A
13.	Painting & Finishing	N.A
14.	Flooring & Finishing	Concrete Flooring

### 2) RCC STRUCTURE

Sr. No.	Description	Detail
1.	No. of Floors	Office Building :- Ground Floor + 1 <sup>st</sup> floor + 2 <sup>nd</sup> part floor
2.	Built Up Area	398.00 in Sq. Mtr. (refer Point 27)
3.	Year of Construction	1996
4.	Details of constructed property	RCC Office building consist of Ground + One + Second part floor at the entrance of the property
5.	Estimated Future Life	'27' Years with Heavy Maintenance
6.	Type of Construction- Load Bearing walls/R.C.C. Frame/Steel Frame	RCC Frame Structure
7.	Type of Foundation	RCC Foundation with Brick Masonry up to Plinth Lev.
8.	Masonry Walls	Brick Masonry for external walls
9.	Partition Walls	Brick Masonry
10.	Roofing / terracing	RCC Roofing
11.	Doors/Window	Wooden Doors and MS Grill Windows
12.	Plastering & Finishing	N.A
13.	Painting & Finishing	N.A
14.	Flooring & Finishing	Tiles Flooring

### 3) LAND DEVELOPMENT & SERVICES

Sr.No.	Description	Details
45.	Water Supply & Sanitary installation	Open Pipe fitting for Water supply in office building & fitting for all sanitation plumbing items
46.	Electrification	Not Available
47.	Compound Wall / Pavement	Constructed
48.	U. G. Water tank	Available.
49.	Septic Tank	Septic tank provided
50.	Main Gate	Available





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51.	Land Development	Compound wall & Water Boring,
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### SPECIAL ASPECTS

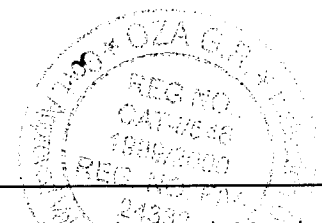
#### General:

- All the Constructed structures were in Dilapidated Condition
- All the Mechanical Mill Machine and Equipment was rusted and was found in non-working condition

#### Connectivity:

- Kharivali Village is about 3 Kms
- School –Colleges, Hospitals, Markets, Cinemas etc. all are within the distance of 10-30 Kms
- Thane Railway station at 45-50 Kms

<b>Enclosures</b>			
a)	Certified copy of the approved/ sanctioned plan, Building Plan, Floor Plan wherever applicable from the concerned office i	Annexure 'A'	Not Available
b)	Layout plan sketch of the area in which the property is located and Google Map location of the property	Annexure 'B'	Enclosed
c)	Any other relevant documents/ extracts.	Annexure 'C'	Enclosed
d)	Property Photographs showing detail of structure	Annexure 'D'	Enclosed
e)	Government Ready Reckoner	Annexure 'E'	Enclosed







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### PART II DETAIL VALUATION CERTIFICATE

**OF IMMOVABLE PROPERTY FOR DETERMINATION OF ITS PRESENT MARKET VALUE. ( LAND+ BUILDING + LAND DEVELOPMENT SERVICES + MOVABLE ASSETS) FOR M/S. KUDUS STEEL ROLLING MILLS PVT. LTD. (IN LIQN.) SITUATED ATGUT NO. 247, 248, 250, 251, 253 & 254 OF VILLAGE KHARIVLI, TAL. WADA, DIST. PALGHAR (EARLIER THANE), MAHARASHTRA - 421312 As per the Honorable High Court Bombay Order. (In Prov. Liqn.)**

#### VALUATION CALCULATION TO ACHIVE IT'S PRESENT MARKET VALUE:

Sr.No.	Description and calculation	Present Cost Amount in ₹
<b>A</b>	<b>Present Cost of Land</b>	
1.	Total Area of land (refer point 17) =20,950.00 Sq. Mtr. Rate As per Government Ready Reckoner-₹ ___/-per Sq. Mtr. As Per our Opinion Rate of ₹ ___/- Per Sq. Mtr. (Present Market rate in the said area for Industrial Land).  20,950.00 X ___/- = Rs. ___/-	___/-
<b>B</b>	<b>Present Cost of Building as per detailed calculation from sheet 'A'</b>	
	a) As per Sheet 'A' enclosed	___/-
<b>C</b>	<b>Present cost of Movable assets as per detailed calculation from sheet 'B'</b>	
	a) As per Sheet 'B' Enclosed	___/-
<b>D</b>	<b>Development Work , Services &amp; All other Misc. Work</b>	
1.	Land Development C. Paver Block in Marginal Space	___/-
2.	O.H.W.T and U.G.W.T	___/-
4.	M. S. Main Gate	___/-
5.	Fire safety system	___/-
6.	Lawn and Gardening	___/-
7.	Electrification ( Domestic) L. Sum	___/-
8.	Water Supply & Sanitation L. Sum	___/-
	Total valuation as on today arrive at @ ₹	___/-
	<b>Present fair market value Say ₹</b>	___/-
	<b>Realizable value</b>	___/-
	<b>Distress value</b>	___/-

Hence Present Market Value of the said property is as per detailed calculation & assumption given above for(Land+ Building + Land Development Services + Movable Assets) is comes out to ₹ \_\_\_/- (₹ \_\_\_ Only). This is Reasonable & worth.

For Oza Associates,  
  
(Gopal R.Oza)



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**SHEET 'B' = Moveable property comprising of goods, assets belonging to M/S. KUDUS STEEL ROLLING MILLS PVT. LTD. (IN LIQN.). situated at 'GUT NO. 247, 248, 250, 251, 253 & 254 OF VILLAGE KHARIVLI, TAL. WADA, DIST. PALGHAR (EARLIER THANE), MAHARASHTRA - 421312'**

Sr.No.	Discription	QTY IN NOS	Remarks
<b>Plant &amp; Machinery</b>			
1	Borewell Pump and Motor	2	Not in working condition
2	Ingot Melting Furnace	1	Not in working condition
3	Rolling Mill 14 Inch	1	Not in working condition
4	Intermediate Rolling Mill 12 Inch	1	Not in working condition
5	Finishing Rolling Mill 10 Inch	1	Not in working condition
6	Thermo Mechanical Treatment (TMT) Plant consist of Water Pumps Motors, Tanks, Pipelines, Boards etc.	1	Not in working condition
7	Cooling Bed	2	Not in working condition
8	Furnace	1	Not in working condition
9	Lathe, Shapper, Drill Grinder, Cutting, Bedning & Tuck Machine	-	Not in working condition
10	Moterised Chain Pulley Block	1	Not in working condition
11	Testing Machines	4	Not in working condition
12	MS Weigh Bridge	1	Not in working condition
13	MS Water Tank Lac litre Capacity	2	Not in working condition
14	Electric Discharge Machines and Voltage Stabalizers Box	5	Not in working condition
15	Chinmney	1	Not in working condition
16	Transformer	1	Not in working condition
17	Moving Ramps	-	Not in working condition
18	Other Scraps like Cooling Fans, Tanks, Spare Parts, Steel Sheets etc.	-	Not in working condition





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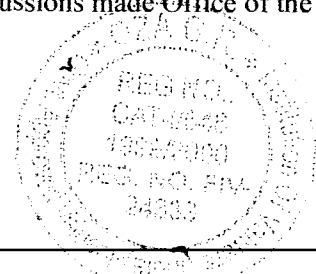
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### Assumptions:

1. We are assuming all the required documents, we received for this are corrects
2. Assuming all the Property is in good condition & is being maintained from time to time.
3. Assuming the genuineness of data as provided by Bank (OL Branch) is correct.
4. Assuming the identification of the Property is correct.
5. We are assuming all the required documents which were not produced for our verification are genuine.

### DECLARATION

1. This report is prepared on request of O.L.H.C. Bombay Letter No. OL/Section VIII/9417 Dt. 12/07/2019 In the matter of M/s. Kudus Steel Rolling Mills Pvt. Ltd. (In Liqn.)
2. The market value of the above property in our consider opinion will be ₹ \_\_\_\_\_/- if in free hold condition with all related document of condition & without any legal dispute.
3. The Realizable estimated value in our consider opinion under distress sale value will be ₹ \_\_\_\_\_/- In free hold condition with all related document in ok condition & without any legal dispute.
4. The Property was physically inspected on date. **26/07/2019** by our representative Mr. ShreepadKulkarni, Mr. JavedTadavi & Mr. Suraj Mali
5. We have Verified document Photo Copy of Sale Deed in said name for Gut no. 247, 248, 250, 251, 253 & 254 of Village Kharivli, Architecture Plan and Old report.
6. It is an opinion based on the available document listed in the report submitted and based on the inspection and as identified by Mr. M. Dalal O.L officer
7. We were not produced to verify the following documents i.e. Voter ID Card, Electricity Bill & Other related document.
8. Valuation is subject to variable opinion. The Valuer or Company is not liable for any claim or damage/cost/consequence whatsoever.
9. We are neither the auditors to the owner of the property (Ies) and their firms associates nor we are the statutory auditors to the branch from which the loan is proposed to be availed/already availed.
10. The information furnished above is true to the best of our knowledge and belief;
11. This valuation is prepared without any prejudice or bias to any person or institution.
12. The above valuation is valid only when documents shown & mentioned herein are genuine.
13. The Legal aspects are not verified & considered in this valuation.
14. The value of Land & Building is taken into account by making due enquiries in the locality and ascertaining the sales value of the properties in the Locality.
15. Any addition /Alternations made to the property after the date of valuation shall not fall under the scope of the report.
16. The value will vary with change in purpose, date, Legal complication if any, Location change etc.,
17. If this property is offered as Co-lateral security, the concern Financial Institution is requested to verify the extent and locality of the property with the latest legal opinion report.
18. The bank may kindly satisfy itself about the gaminess of the original title deed relating to this property and also about the true identify to the person claiming to be owner of the property.
19. This is only Valuation report. No liability rests on us.
20. This report will be utilize for above branch, bank and purpose, if utilize for other than this purpose, branch and bank, the undersigned is not at all responsible for any reason.
21. We have no direct or indirect interest in the property valued.
22. This report is prepared basing on available documents and discussions made Office of the Official Liquidator, Attached to High Court of Bombay



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FIV No. 24333, M.I.C.A., B.E. CIVIL

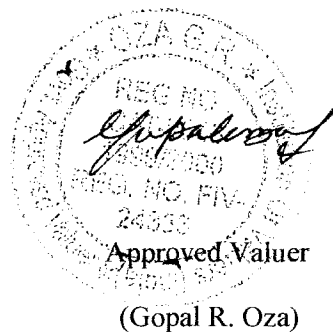
AN ISO 9001:2015 CERTIFIED CO.  
Tel: 0240-2321506, 9823162241  
022-26425387  
Email: ozaassociate@rocketmail.com  
info@ozaassociates.com

23. If our appearance is required, we will be pleased to appear & give the necessary clarification, provided the fees for each appearance (including traveling, per diem and out of pocket expense) is per determined in writing the acceptance of the assignment under reference.
24. For proper identification it should done through Revenue department,

Place: Mumbai

Site Visit

Date: 23/09/2021



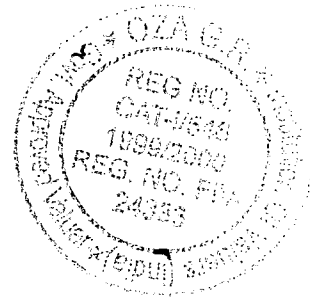
(Gopal R. Oza)

SHEET No. 'A'

Detailed Building Construction Valuation Calculation as per given below for M/s. Kudus Steel Rolling Mills Pvt. Ltd. (In Liqn.)  
 Gut no. 247, 248, 250, 251, 253 & 254 of Village Kharivli, Tal. Wada, Dist. Palghar

Sr.No.	Name of structure	B/Up area of structure in Sq.Mtr.	Year of Structure	Year of Valuation	life of Structure Assumed	Age of structure as on today	Balance life of Structure in year	Running Market rate of similar Construction as on Today	Constant 'rd' for Depreciation calculation	Cost of Construction as on Today	Depreciated cost of structure $D = P \left[ \frac{100 - rd}{100} \right]^n$	Remarks
1	Industrial Shed	2456.25	1996	2019	40	23	17	--	--	--	--	Steel Structure
2	RCC Buildings	398.00	1996	2019	50	23	27	--	--	--	--	R.C.C Structure
3	Load Bearing Structures	218.12	1996	2019	40	23	17	--	--	--	--	Load Bearing Structure
<b>Total Cost of Building Const. Rs.</b>											<b>#VALUE!</b>	
<b>Say</b>												

(Total Rs. \_\_\_ Only)



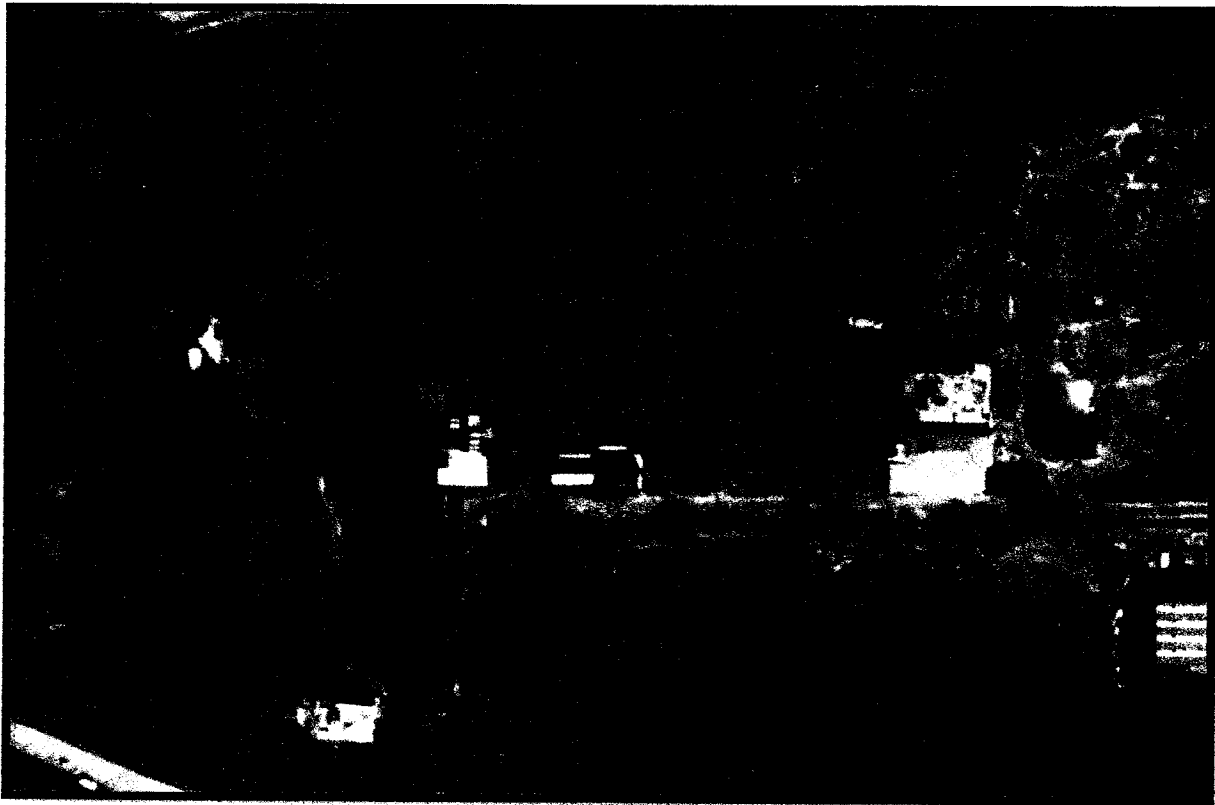
**SHEET 'B' = Moveable property comprising of goods, assets belonging to M/S. KUDUS STEEL ROLLING MILLS PVT. LTD. (IN LIQN.) situated at 'GUT NO. 247, 248, 250, 251, 253 & 254 OF VILLAGE KHARIVLI, TAL. WADA, DIST. PALGHAR (EARLIER THANE), MAHARASHTRA - 421312'**

Sr.No.	Discription	QTY IN NOS	Remarks
<b>Plant &amp; Machinery</b>			
1	Borewell Pump and Motor	2	Not in working condition
2	Ingot Melting Furnace	1	Not in working condition
3	Rolling Mill 14 Inch	1	Not in working condition
4	Intermediate Rolling Mill 12 Inch	1	Not in working condition
5	Finishing Rolling Mill 10 Inch	1	Not in working condition
6	Thermo Mechnicaly Treatment (TMT) Plant consist of Water Pumps Moters, Tanks, Pipelines, Boards etc.	1	Not in working condition
7	Cooling Bed	2	Not in working condition
8	Furnace	1	Not in working condition
9	Lathe, Shapper, Drill Grinder, Cutting, Bedning & Tuck Machine	-	Not in working condition
10	Moterised Chain Pulley Block	1	Not in working condition
11	Testing Machines	4	Not in working condition
12	MS Weigh Bridge	1	Not in working condition
13	MS Water Tank Lac litre Capacity	2	Not in working condition
14	Electric Discharge Machines and Voltage Stabalizers Box	5	Not in working condition
15	Chinmney	1	Not in working condition
16	Transformer	1	Not in working condition
17	Moving Ramps	-	Not in working condition
18	Other Scraps like Cooling Fans, Tanks, Spare Parts, Steel Sheets etc.	-	Not in working condition
<b>Total L.Sum Scrap Market Value of the Plant and Machinery (as per the Condition of the Movable property) = <u>Rs. -----/-</u></b>			

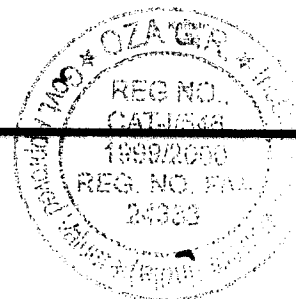
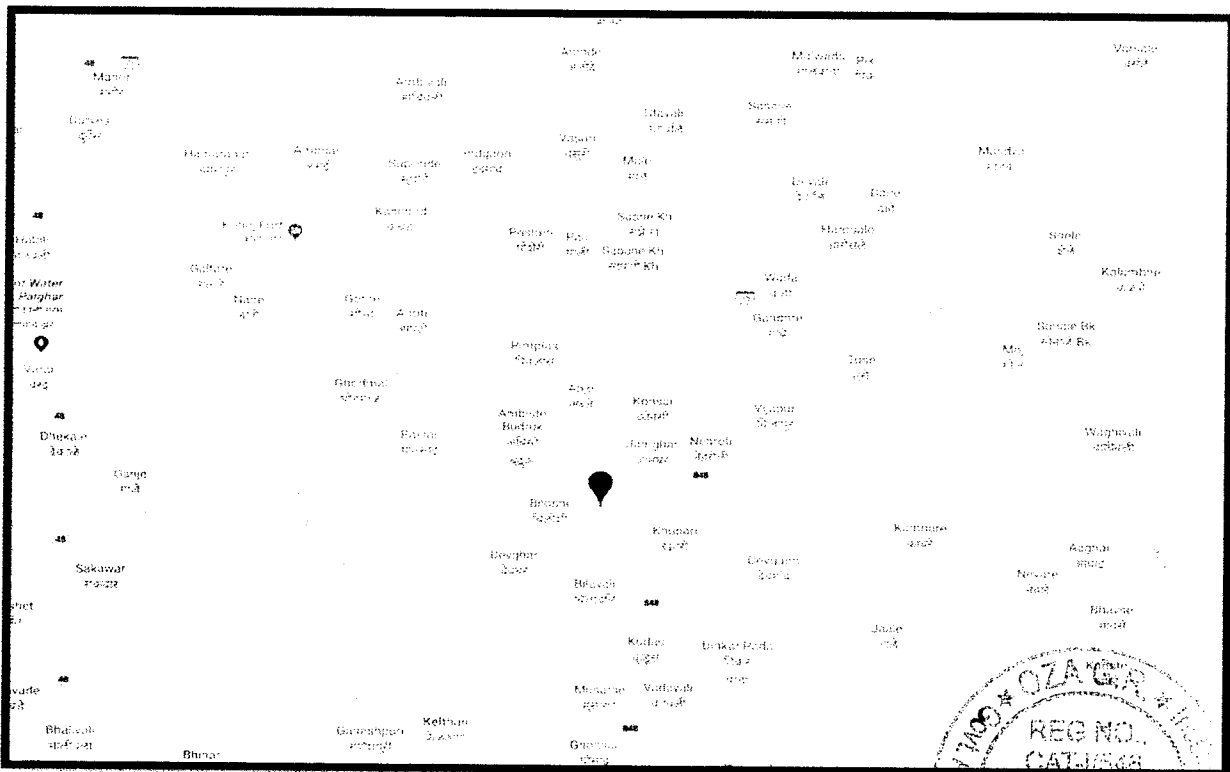


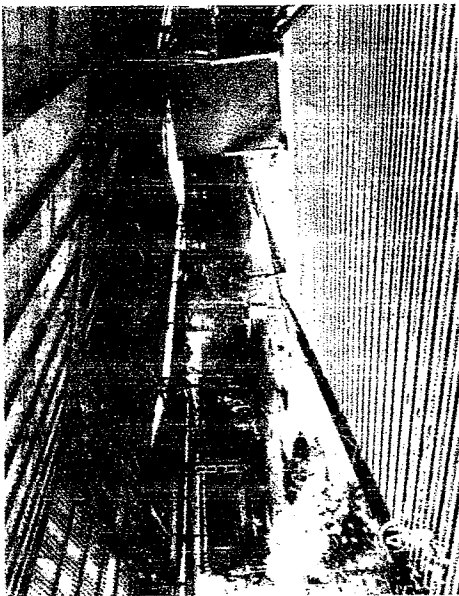
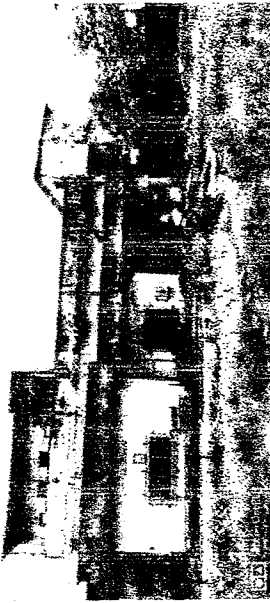
Through Google Maps

**Industrial Land, Building, Plant & Machinery lying at Gut no. 247, 248, 250, 251, 253 & 254 of Village Kharivli, Tal. Wada, Dist. Palghar.**



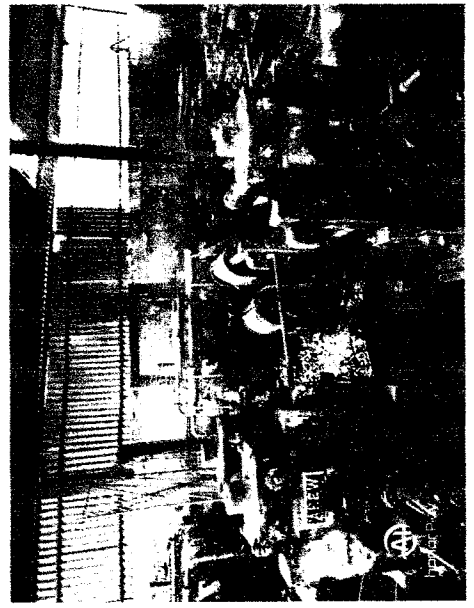
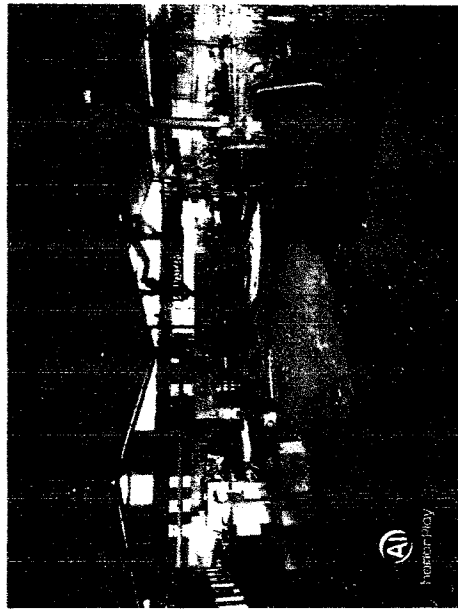
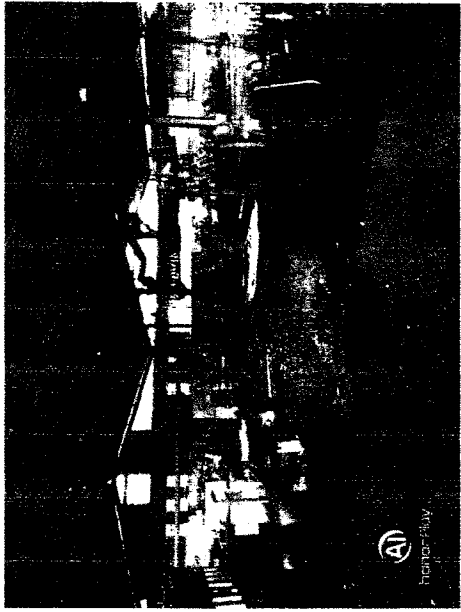
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24835  
RICH. FINL  
24835





REG. NO. FW 24333