

AJV-18221/18

VALUATION REPORT

LAND, CIVIL WORKS & MACHINERY,  
PLOT NO. A-72 & A-73,  
WINDER INDUSTRIAL TRADE ESTATE  
DISTRICT LASBELLA,  
BALUCHISTAN.

J.MISC. NO. 34 OF 1999  
M/s. IMRAN POLYPROPYLENE (PVT) LTD.  
.....IN LIQUIDATION.

COMPILED BY:  
AKBANI & JAVED ASSOCIATES



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**ENGINEERING & VALUATION CONSULTANTS**

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**Registered with:**

Pakistan Banks' Association  
Pakistan Engineering Council  
NBFI & MODARABA  
Association of Pakistan

AJV-18221/18

January 19, 2019

**VALUATION REPORT**

**LAND ,CIVIL WORKS & MACHINERY,**  
**PLOT NO. A-72 & A-73,**  
**WINDER INDUSTRIAL TRADE ESTATE**  
**DISTRICT LASBELLA,**  
**BALUCHISTAN.**

This is to certify, that on the instructions of DR. CHAUDRY WASIM IQBAL, THE OFFICIAL ASSIGNEE OF KARACHI, ADMINISTATOR GENERAL OF SINDH, OFFICIAL LIQUIDATOR, 1<sup>ST</sup> FLOOR, OLD ANNEXE BUILDING, HIGH COURT OF SINDH, KARACHI, we the undersigned valuator, have inspected the said property for the purpose of valuation on December 31, 2018.

After inspection and enquiries, our report and findings are as under:

**J.MISC. NO. 34 OF 1999**  
**M/s. IMRAN POLYPROPYLENE (PVT) LTD.**  
**.....IN LIQUIDATION.**

- LOCATION** : Plot No. A-72 & A-73, Winder Industrial Trading Estate, District Lasbella, Balochistan.
- DOCUMENTS PROVIDED** :
- Detail of Land, Civil Works & Machinery.
- PREAMBLE** : Our scope of valuation includes the physical verification of the premises, location, type of construction, machinery installed/available, their present condition etc., observed at the time of inspection.

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**ASSESSMENT** : The valuation was undertaken as per the instructions of The Official Assignee, High Court of Sindh, Old Annexe Building, Karachi, for assessment of the present and forced sale value of the said property.

Inspection was carried out along with the following:

- 1) Mr. Shakir Ali, representative of Official Assignee.
- 2) Mr. Abdul Azeem, representative of the Company.

The said property was identified to us by the representatives which is located within Winder Industrial Trading Estate, District Lasbella, Balochistan.

The property is in custody of the Official Assignee of Karachi. Guard is posted at the said Unit.

As per details provided, area of the said Plots of Land is 5,292 Sq.Mtrs. Front of the Plot is about 237 feet.

On visit to the site it was observed that on one portion of the plot, factory is constructed, while the other portion is vacant with dry and green bushes grown at places thereon.

During inspection it was observed that the Unit is closed and not in operation. As reported the same is closed since long, about 25 years.

The Civil Works on the factory portion comprises of 02 ACC Sheds, namely Machinery Hall and Packing Hall. There are Servant Quarters which are without roof and in a dilapidated condition. There is also an Overhead Water Tank.

Detail of Covered Areas are as under:

S.NO.	DESCRIPTION	AREA (SFT.)
1.	Machinery Hall - ACC	10,752
2.	Packing Hall - ACC	3,240
3.	Main Gate & Boundary Wall	-
	<b>TOTAL</b>	<b>13,992</b>



The Machinery comprises of Polypropylene Tape Line, Polypropylene Recycle Machine, Granule Mixing Machine, Polypropylene Weaving Looms etc.

Details are as under:

S.NO.	DESCRIPTION	QTY.
1.	Polypropylene Tape Line	1
2.	Polypropylene Recycle Machine	1
3.	Granual Mixing Machine	1
4.	Polypropylene Weaving Looms	15
5.	Weighing Scale	1
6.	Cooling Tower	1
7.	P.P. Bailing Press	1

All the machinery available at site is in scrap condition.

Infrastructure facilities are available in this area.

**MODE OF VALUATION**

: The valuation of Land is considered on the factors of location, need of the buyers, the overall prevailing market situation and other considerations linked with it. It would not be out of place to mention that the market range of price of property varies frequently from time to time.

Similarly the rate of construction depends upon the type of construction, age, quality, etc., which has been given due consideration in the evaluation of the Civil Works.

The Machinery and Equipments, imported or locally procured remain in a state of fluctuation and variance. Based on the prevalent exchange rate, inflation and on account of the information provided and the present market condition, the proper approach to the assessment leads to the nearest assumption.

All the factors as far as applicable have been taken into consideration for the valuation of the land, civil works / building and machinery.

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**VALUATION**

**LAND INDUSTRIAL** : Value of Land measuring 5,292 Sq.Mtrs. is assessed at.....Rs. 3,500,000/-

**CIVIL WORKS** : Total Area of Civil Works is about 13,992 Sft. and the value in its present condition is assessed at.....Rs. 1,506,000/-

**Total Assessed Value**.....Rs. 5,006,000/-

**Forced Sale Value (75%)**.....Rs. 3,754,500/-

**MACHINERY** : Value of Machinery in its present condition is assessed at.....Rs. 550,000/-

**Forced Sale Value (75%)**.....Rs. 412,500/-

- REMARKS** :
1. The above assessment is made irrespective of the liabilities of any kind what so ever related to the said property.
  2. The title/ownership documents have neither been sighted nor searched.
  3. The above exercise is based on values as willing buyer and seller basis and not on forced distress sale values.
  4. Photographs of the Unit taken during inspection are enclosed vide Annexure 'A'.
  5. The above figures are based on as per the enquiries & findings recorded on the date of attendance only.
  6. This valuation report has been compiled on the instructions of Dr. Chaudry Wasim Iqbal, The Official Assignee of Karachi, High Court of Sindh, Old Annexe, Karachi, for their exclusive use only.

**THIS VALUATION REPORT CONSISTS OF 04 PAGES AND IS ISSUED WITHOUT PREJUDICE, LIABILITIES AND COMMITMENTS ON OUR PART.**

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for AKBANI & JAVED ASSOCIATES



*Wasim*