

July 31, 2024

The General Manager
Pakistan Stock Exchange Limited
Stock Exchange Building
Stock Exchange Road
Karachi.

Subject: SUBMISSION OF VALUATION REPORT FOR DOST STEELS LIMITED

Dear Sir/Madam,

The new management tasked K.G. Traders approved valuators to revalue the assets of the company and accordingly they have submitted valuation report of the company's assets (Land, Building, Plant, Machinery and Equipment) with total assessed present market value at PKR 8,123,690,000. The valuation report is being attached for circulation amongst the TRE Certificate Holders of the Exchange.

Accordingly the new management is in process of making a business plan for the company.

Thanking you, For Dost Steels Limited

Company Secretary



REF: KGT/VAL/ISB/PVT/DSL/8071/2024

# VALUATION REPORT

## A/C. M/S. DOST STEELS LIMITED.

KHEWAT NO. 7,5,120,7,5,120,66,5,3,120,5,66,7,5,3, QITA 5 (24K-10M), QITA 30 (6K), QITA 32 (17K-16M), QITA 32 (26K-14M), QITA 39 (251K-12M), MOUZA NADARO SITUATED AT 52-KM, MULTAN ROAD, PHOOL NAGAR BYE PASS, PHOOL NAGAR, TEHSIL PATTOKI, DISTRICT KASUR.

Acknowledged & submitted to: M/S. DOST STEELS LIMITED.

Compiled By: K. G. TRADERS

APPROVED BANK MUCCADAMS PROPERTY ADVISORS AND REAL ESTATE CONSULTANTS

CREDIT RISK INFORMATION & COLLATERAL MANAGEMENT COMPANY

PBA APPROVED ASSET VALUATORS AND STOCKS INSPECTORS

REF: KGT/VAL/ISB/PVT/DSL/8071/2024

July 26, 2024

### VALUATION REPORT

SUB: SURVEY & VALUATION OF INDUSTRIAL PROPERTY DOST STEELS LIMITED SITUATED AT 52-K.M MULTAN ROAD, BYE PASS PHOOL NAGAR, DISTT KASUR.

#### A/C. M/S. DOST STEELS LIMITED.

This is to certify that the request of Dost Steels Limited a survey of the following property was carried out to assess and evaluate its present market and forced sale values.

Reference No.	Verbal request.
Account	M/s. Dost Steels Limited.
Purpose of Valuation	Personal Use Only and not valid for any financial institution/court of law
Place of Survey	Khewat No. 7,5,120,7,5,120,66,5,3,120,5,66,7,5,3, Qita 5 (24K-10M), Qita 30 (6K), Qita 32 (17K-16M), Qita 32 (26K-14M), Qita 39 (251K-12M), Mouza Nadaro Situated at 52-Km, Multan Road, Phool Nagar Bye Pass, Phool Nagar, Tehsil Pattoki, District Kasur.
Date of Survey	July 18, 2024
Borrower's Representative	Mr. Shahid
Area of Land	326 Kanal & 12 Marla (As per detail provided by the Clint)
Total Covered Area	223,553 Sq. Feet (Approximately)
Category	Land, Building, Plant, Machinery & Equipment
Type of Property	Industrial

Total Assessed Present Market Value of the Property:

Rs.8,123,690,000.00

Total Forced Sale Value of Property:

Rs.6,165,521,000.00

This certificate is based on approximate estimated values, which have been calculated and evaluated to the best of our professional knowledge and belief, information furnished by owner/representative, prevailing condition of the property/ assets, location and present market information from different real estate agents/brokers/dealers within the same vicinity/ It beyond the scope of our services to scrutinize and ascertain the ownership of the Property.

This report consists of Six (06) Pages along-with Annexure "A" and is issued without Prejudice, Obligation or any Legal Binding on us.

FOR K.G. TRADERS (P)

SURVEY A company of Exventure



#### REPORT

#### Section A:

#### Features of Property

The Said factory is situated at 52-Km, Multan Road, Phool Nagar Bye Pass, Dist Kasur. Surroundings of the property are other industrial & agricultural properties. Whereby, Ghani Gases Unit, Phool Nagar City, Rafhan foods, Rana Iqbal Road, LESCO Wapda Grid station are on walking distance. While, Dina Nath, Nishat Chinian, Dewan Farooq Spinning, Manga mandi & Pattoki are on a few minute drive. Overall the said property possesses all necessary infrastructure like good roads, transfer facility, markets, utilities connection, public amenities etc.

The surroundings of the said property as under:

North

: Open Land

South

: Open Land

East

: Multan Road/Open Land

West

: Open Land/Rafhan Foods







#### **Dimensions**

Frontage:

225-Feet Approx.

Depth:

Irregular shape of Land

Total Area of Land:

326 Kanal & 12 Marla.

Width of Front Road:

150 Feet Wide (Approximately)

Approach:

Main Road

Status of Occupation:

Occupied by the owner.

Section B:

#### **Building Features- General**

Year of Construction:

Constructed in the year 2006 & onwards.

Total Covered Area:

223,553 Sq. Feet (Approximately)

Main Structure:

Pre-Engineered Steel Fabricated structure, RCC roofing

with red burnt bricks masonry partition walls.

Front Facing Property:

Industrial/Agricultural

Type of property:

Industrial

Reception & Time Office:

Available at main entrance of the premises.

Guard room:

Present at main entrance

Toilets/Washroom:

Available inside premises.

Warehouses:

Warehouse / storage area available inside premises and main

shed.

Parking space:

Covered Car Parking space was available inside premises.

Flooring:

Soling Road network available in exterior portion

Generator Shed:

Available

Boundary wall:

Premises surrounded by four (04) sided boundary walls.

UG Water Tank:

Available

OH Water Tank:

RCC constructed overhead water Tank available.

Main Gate:

M.S Iron gate was installed at the main entrance.

General Condition:

Average.

Other Information:

Nil



#### DETAIL OF ACCOMMODATION:

#### Accommodation

Machinery Shed, Workshop, Control Panel & Electrical/Mechanical Offices, Office Block, Pull Pit-1 & 2, Water Treatment Plant Building, Weighing Bridge Room, Transformer Room, Generator Room, Compressor Room, Guest House, Bachelors Hostel, Carpentry Room, Canteen, Toilet Area, Gate office.

#### Section C:

#### **Building Features-Interior:**

1. Flooring:

PCC/Tile/Mosaic flooring has been done inside Premises.

Ceilings/Roof:

Ceiling were found RCC/Pre Cast Roofing.

3. Walls:

Wall were seen plaster and partially painted.

3. Doors:

Wooden & Iron doors were fitted inside premises.

4. Windows:

Aluminum Frame windows along with grill/glass were fixed.

6. Electrical Work:

Concealed electrical wirings has been done.

7. Bath Room:

Tiled bathrooms together with standard quality sanitary Fittings.

8. Fitting/Fixtures:

#### Section E:

#### Valuation Land, Building & Construction:

According to our inspect/survey, detail enquiries and verifications from various estate agents, brokers and builders/ developers and keeping in view the location of the property, utilization, size, shape, state of infrastructure and current trends in prices of real estate in the vicinity, we have computed the approximate fair market value of the 52-Km, Multan Road, Phool Nagar Bye Pass, Phool Nagar, District Kasur., as under:

### Assessed Present Market Value of Plot/Land:

Total Land Area: 326 Kanal & 12 Marla

Rs.783,840,000.00

(Rupees Seven Hundred Eighty Three Millio Eight Hundred Forty Thousand Only)

## Assessed Present Market Value of Building and Civil Works:

As per Building Annexure attached

Rs. 671, 230,000.08

(Rupees Six Hundred Seventy One Million Two Hundred Thirty Thousand Only

## Total Assessed Present Market Value of Land, Building & Civil Works:

\*Subject to clean title/vacant possession and free from encumbrances.

Rs. 1,455,070,000.00

(Rupees One Billion Four Hundred Fifty Five Million Seventy Thousand Only)



#### Section F:

#### Plant / Machinery & Equipments:

M/s. Dost Steel Limited is steel re-rolling bar mill situated at 52-Km, Multan Road, Phool Nagar Bye Pass, Sistrict Kasur. We have not been provided with sales/commercial invoices of machinery, documents showing their dates (s) of purchase, manufacturing and other relevant detail. However, details of machinery related to their make, model, brand, capacity etc., were observed / noted through inscription available thereon and information / list of machinery as well as by the borrower.

Specific features of machinery in regards to their Brand, Make, Model, Capacity etc is attached as machinery Annexure with Photographs.

#### Valuation Methodology:

For valuation of machineries installed/ available at above mentioned premises, after taking its available specifications such as make, model capacity, etc, and with the help of photographs, we have enquired present market value of similar machinery in new as well as in similar condition from various local authorized dealers who deals in old and new similar type machineries. Replacement value was then ascertained from competitive rates of the machines, thereafter, an average depreciation factor was applied on the replacement value of the machines.

#### Total Assessed Present Market Value of Machinery & Equipments:

Rs.6,668,620,000.00

(Rupees Six Billion Six Hundred Sixty Eight Million Six Hundred Twenty Thousand Only)

#### Section F:

#### Forced Sale Value:

The factors taken & critically evaluated for determining the forced / distressed sale values include the nature, physical condition of building & civil structure, location, market feedback, the pace of property buying & selling activity, purchasing power, prevailing market conditions, return on investment, adverse factors, threats & opportunities of real estate industry, etc. The prices that could be realized under the distressed or force sale conditions are also investigated through detailed market survey & the critical analysis of various FSV factors applicable to the subject property.

"Subject to clean title/vacant possession and free from encumbrances.

Description	Market Value	FSV%	Forced Sale Value
Land	Rs.783,840,000.00	15%	Rs.627,072,000.00
Building	Rs.671,230,000.00	15%	Rs.536,984,000.00
Plant, Machinery & Equipment	Rs.6,668,620,000.00	25%	Rs.5,001,465,000.00
Total	Rs.8,123,690,000.00		Rs.6,165,521,000.00



#### NOTE:

- This report is based on approximate assessment to the best of our knowledge and current average market value on the dates of attendance only, subject to ownership, title being absolutely clear and free from encumbrances in every respect and vacant possession.
- It is beyond the scope of our services to scrutinize and ascertain the ownership of the Property, Machinery, Equipment other auxiliary items.
- After physical check based on limited information and data provided, we have relied fully on the information supplied in good faith and we accept no responsibility if this should prove erroneous at a later date.
- We as such shall not be a party in any dispute proceeding in any court of law with respect to valuation.
- It is our crystal-clear understanding that by virtue of this reporting, we are not required to give testimony or attendance in court not any government agency unless prior assignment terms are agreed / made their too.

This report consists of Six (06) Pages along with attached Annexure "A & B" and photographs are being issued without prejudice and obligations.

SURVEYOR

FOR K.G. TRADERS (PVT) LTD.





S. No.	Name	Specification	Covered Area	Rate per Sq. Feet	Assessed Value
-	Main Plant Shed	Completed with burnt brick masonary walls, Pre fabricated Pre Engineered Zamil Steel Structure, RCC, Beams and Pillers, Iron Sliding Door installed	148,500.00	2,850.00	423,225,000.00
2	Workshop Building	Construction based on PCC flooring, iron sliding doors, Plastered Walls.	10,176.00	1,850.00	18,825,600.00
3	Main Store Room	Contruction based on PCC flooring and RCC roofing	1,248.00	2,000.00	2,496,000.00
4	Hyduralic Control Room Building	Contruction based on PCC flooring and RCC roofing	520.00	1,500.00	780,000.00
ιΩ	Admin Block Control Room Building Ground floor	Completed with burnt brick masonary walls, tile flooring, aluminum frame windows & doors with glass, plastered and painted walls, false ceiling, concealed electric wiring and RCC roofing	5,064.00	3,250.00	16,458,000.00
9	Admin Block First Floor	Completed with burnt brick masonary walls, tile flooring, aluminum frame windows & doors with glass, plastered and painted walls, ducting for chilling unit along with chillers, concealed electric wiring, tiled bathrooms and RCC roofing	5,064.00	3,000.00	15,192,000.00
7	Pulpit 1	Contruction based on burnt brick masonary portion plastered walls, PCC flooring, iron windows with glass work and RCC roofing	351.00	1,650.00	579,150.00
∞	Pulpit 2	Contruction based on burnt brick masonary portion plastered walls, PCC flooring, iron windows with glass work and RCC roofing	351.00	1,650.00	579,150.00
6	Electrical & Mechanical Office Building	Completed with burnt brick masonary walls, tile flooring, aluminum frame windows & doors with glass, plastered and painted walls, false ceiling, concealed electric wiring and RCC roofing	1,896.00	2,600.00	4,929,600.00





S. No.	Name	Specification	Covered Area	Rate per Sq. Feet	Assessed Value
10	W.T.P Control Building	Contruction based on burnt brick masonary portion plastered walls, iron door, PCC flooring, concealed electric wiring and RCC roofing	546.00	2,000.00	1,092,000.00
Ξ	Guest House Building	Completed with burnt brick masonary partition walls, tile/mosaic flooring, aluminum frame windows & doors with glass & grills, plastered and painted walls, tiled bathrooms, concealed electric wiring with standard quality fitting and RCC roofing	17,000.00	3,200.00	54,400,000.00
12	Staff Hostel Building	Completed with burnt brick masonary partition walls, mosaic flooring, iron windows with glass, plastered and painted walls, tiled bathrooms, concealed electric wiring and RCC roofing	26,144.00	1,850.00	48,366,400.00
13	Compressor, Generator and Capacitor Room	Contruction based on burnt brick masonary patition walls, iron sliding door, PCC flooring, concealed electric wiring and RCC roofing.	1,701.00	2,000.00	3,402,000.00
4	Weighing Bridge Room	Contruction based on burnt brick masonary patition walls, PCC flooring and RCC roofing	209.00	1,850.00	386,650.00
15	Main Gate Office	Contruction based on burnt brick masonary patition walls, PCC flooring and RCC roofing	189.00	1,650.00	311,850.00
16	Cooling Tower	Construction based on RCC retaining walls, heavy duty RCC platefarm with foundations and RCC structure with RCC roofing	1,568.00	3,000.00	4,704,000.00
17	Cooling Tower Motor Shed	Steel Truss roofing	980.00	650.00	637,000.00
18	BCOS Motor Shed	Steel Truss roofing	360.00	500.00	180,000.00
19	Carpenter Shop	Contruction based on brick flooring and steel truss/wooden roofing	1,326.00	400.00	530,400.00





1	Name	Specification	Covered Area	Rate per	Assessed Value
Deca	Decanting Pipe Station	RCC plateform for pumping station and steel truss shed roofing	360.00	850.00	306,000.00
		Other Development			
BCC	BCOS Tank & Sludge Tank Area	Complete RCC structure tanks (32*18*13), Sludge tank area (19.5*56)		Lump-sum	12,000,000.00
Ş.	Grid Station Building	Complete plateform for grid station area and paving around along with stones filling, excavation, earthwork and all other items including civil works to complete the grid station	es filling, the grid station		4,250,000.00
Wa	Water Well	Complete boring of 270 feet & 550 feet along with civil works and pumps			2,600,000.00
AMI Cr.	Offshore Trenching Area-Rolling Mill Civil Works, Cooling Bed Trenching, Crush Floor alongwith Rolling Mill Area & Foundation etc.	Complete under ground RCC structure trenches RCC reatining walls and platefarms with heavy duty foundations and civil works	efarms with	Lump-sum	30,000,000.00
Bou	Boundary Wall 8,800 RFT, Main Gate, Open Paved Areas, Overhead Water Tank	Complete burnt brick boundary wall of height upto 10 feet approx. Paved areas, lawn development, internal gates etc	eas, lawn		25,000,000.00





## M/S. DOST STEEL LIMITED

Details of Plant, Machinery & Equipment, Installed Available at 52 KM Multan Road,
Phoool Nager By Pass, Phool Nager, Tehsil & District Kasur.

.No	DESCRIPTION	QTY	ASSESSED VALUE
	KEHEATING FURNAC	E	
	Complete Pusher Type Billet Reheating Furnace Capacity 60Tons/Hour Make FORNI COMBUSTIONE SRL. Italy. Comprising of Following Main Units alongwith all other standard accessories and essential parts etc.		
	Main Furnace with 18 Burner		
	Furnace Hydraulic Unit	Complete	
	Fuel Storage Tank	Unit	326,898,000.0
	Decanting Tank - 1		
	Decanting Tank - 2		
	Decanting Tank - 3		
	Furnace Decanting Oil Electric Panel		
	Pinch Roll		
~	Furnace Oil Pumping Station		
2	RE-ROLLING MILL Complete Re-Rolling Mill Plant		
	Capacity 1000 Tons/Day Make Seimens VAI TEC, PRIMETAL & NIDEC, Ansaldo Sistemi Ind. (ASI Robicon SPA), Italy Along with all standard accessories and attachments/essential parts	Complete Unit	
	Billet Exit Rollers	15	
	Horizontal & Vertical Stands Comprising of Roughing zone Section (1-12) Intermediate Zone Section (13-14) Finishing Zone Section (15-18)	18	Luma Com
5	Spare Stands Comprising of Roughing, Intermediate & Finishing	10	Lump-Sum
	Looper	5	
5	Shear	1	
F	Finishing Zone Stands Section: Quick Change Device	4	
	Thermic/Quenching System	1	
P	Pinch Roll	1	
D	Dividing Shear	1	
C	Complete Cooling Bed With Fixed And Moving Racks	1	888





Details of Plant, Machinery & Equipment, Installed Available at 52 KM Multan Road,
Phoool Nager By Pass, Phool Nager, Tehsil & District Kasur.

No.	DESCRIPTION	THE REPORT OF THE PARTY OF THE	QTY	ASSESSED VALUE
110.	Chain Transfer, Exit Roller Way & Hooper		1	
	Binding Machine		1	
	Discharge Bed/Bundle Exit Chain Transfer		1	Lump-Sum
	Main Control Room and complete Automation	System	1	
	Air Buffer Tank		2	
91	Sub Total			4,309,231,000.00
3	0)	VER HEAD CRANES		
	Billet Section Cranes Capacity 25 Ton Each		2	
	Plant Section Cranes Capacity 16 Ton Each		2	318,000,000.00
	Magneting Crane-Bar Lifter		1	
	Work shop Crane		2	
4		R TREATMENT PLAN	NT.	
	Complete Water Treatment Plant along with all standard accessories and attac pipelines etc.  Make PRIMETAL	hments/parts values,	Complete Unit	
	Cooling Tower		3	
	Centrifugal Horizontal Water Feeding Pump		20	146,300,000.0
	Sand Filters		5	
	Skimmer		1	
	Crab		1	
	Complete Automation and control system		1	
5		GRID STATION		
	Grid Station Complete along with all standar Attachments/essential parts etc. Capacity 132 KVA EMEK ELEKTRIK industries Turkey.	d accessories and	Complete Unit	
	Senctioned Load 10,700 KW		-	
	132 KV Grid Station Poles			Lump-Sum
	132 KV Transmission Line			
	132 KVA Line Isolator		Lot	
	132 KVA SF 6 Circuit Breakers			ERS OF
	132 KVA Current Transformer		6	1151 mindely

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Details of Plant, Machinery & Equipment, Installed Available at 52 KM Multan Road, Phoool Nager By Pass, Phool Nager, Tehsil & District Kasur.

.No.	DESCRIPTION	QTY	ASSESSED VALUE
	132 KVA Potential Transformer-1	6	
	Lightining Arrestor-1	6	
	Distribution Transformer 2800 KVA	2	
	Distribution Transformer 3000 KVA	1	
	Distribution Transformer 3800 KVA	2	
	Main Transformer (Wapda)	1	Lump-Sum
	Computerized Weighing Bridge Capacity 100 Tons	1	
	Water Well-1	2	
	Water Well-2	2	
	Steam Boiler	1	
	Sub Total		1,148,709,000.00
6		WORKSHOP	
	Tool Facing Machine Studer, Fritz Studer	1	
	Shaper machine Stork (Size 1 Meter)	1	
	Radial Drill Machine Drill Capacity Upto 50 MM (XINGQIU)	1	
	Lathe Machine Bed Size: 8.5' Broad Bent Schofield	1	
	Lathe Machine Bed Size: 9.5' Colchester Mascot 1600Broad Bent Schofield	1	
	Lathe Machine Bed Size: 12' NILES	1	Lump-Sum
	Tool Grinding Machine	1	
	Padestal Drill (1 - 13 mm)	1	
	Padestal Cutting Machine (12") Dewalt	1	
	Overhead Crane (Capacity 8 Ton)	1	
	Padestal Drill (Drill Cap: 1-13 mm) West Lake (ZQ4113)	1	RSA
	Power Saw 16" Strok	1	[ Islambaac -
	Padestal Power Cutting machine Disc 12" (300 mm)	1	

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#### M/S. DOST STEEL LIMITED

Details of Plant, Machinery & Equipment, Installed Available at 52 KM Multan Road, Phoool Nager By Pass, Phool Nager, Tehsil & District Kasur.

S.No	DESCRIPTION	QTY	ASSESSED VALUE
	Sheet Cutter Size: 14"	1	
	Steel Table with Fukung Bench Vise 8"	2	
	Crane Winch	2	
	Wooden Power Saw Table for Wood Cutting	1	
	Moble Air Compressor Capacity: 7 bar	3	
	Dust Collector Blower BVC Ltd., England	1	
	Welding Plants	13	
	BOC DC 320	1	
	Limcoin ARC Welder Model: TM-400/400	3	
	Hobart Maga Arc 5	1	Lump-Sum
	Unitor	1	
	HOBAKAR - 400	1	
	OTC AC Arc Welder V 364	2	
	Daiden Arc Welding Plant	2	
	AGA TWN 450	1	
	ESAB/LHE 170	1	
	CNC machine for Stand Roll making GGL 900 MR CNC 620 x 3000 (GG900 MR CNC 620 x 3000) S. No. 0210508 (Giana - Italy)	1 1	
	Universal Tenstile Testing Machine 2001 Model: UTE-100 (PP Rolling) S. No: 08/2007-37-27 Max Capacity: 1000 KN	1	
	Sub Total		60,636,000.00
7	FURNITURE & FD	KTURES	
	Furniture & Fixture Comprises of Tables, Chairs, Revolving C Dinning Table, SS Tables, Computer Tables, Almirah's, Workstations, Bed, Split Units Executive Tables, Confrence t and Chairs etc.		2,100,000.00
8	GENERATORS & WEI	GHBRIDGE	
	Generator Make: Perkins Capacity: 44 KVA	1	
	Generator Make: DALE, Capacity: 630 KVA	1	9,000,000.00
	Weighbridge (Computrized)	1	1

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Details of Plant, Machinery & Equipment, Installed Available at 52 KM Multan Road, Phoool Nager By Pass, Phool Nager, Tehsil & District Kasur.

S.No.	DESCRIPTION	QTY	ASSESSED VALUE
9	VEHICLES		
	Toyota Carolla Saloon AHQ-192	1	
	Hyundai Santro Saloon AKM-067	1	
	Honda Civic LED-07-2502	1	
	Master Truck LWN-2972	1	8,500,000.00
	Motor Cycle LEL-4237	1	
	Honda City LEH-15-3467	1	
10	ELECTRICAL EQUIPMENT		
	Electric Water Cooler	1	
	Heater	1	
	Television, RO Plant, Deep Freezer	3	7 000 000 0
	LED TV, Padestal Fan, Exhaust fans, Celling Fan	6	7,000,000.00
	Fax Machine, Oven, Washing Machine, Gas & Electric Gyser,	5	
	AC Split 1 & 1.5 Ton, Water Dispenser	3	
11	OFFICE EQUIPMENT		
	Laptops, Desktop Computers, Mobile Phones, Intercom System, LCD's, UPS, Printers, CC TV Camras etc.	Lot	3,525,000.00
12	ELECTRIC SECTION		
	Cable Trays, Cables, Plant Automation Control Room, Control Panels, Furnece Re Rolling Control Panels, Distr4ibution Boxes, HT Panels, LT Panels, Air Compressors L75 etc.		328,721,000.00































































