

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Datamatics Financial Services Limited**

Office Building located on Plot No. B - 5, B Cross Lane, Marol Industrial Area,
MIDC, Andheri (East), Mumbai, PIN – 400 093, State - Maharashtra, Country - India.

Longitude Latitude: 19°07'00.4"N 72°52'09.3"E

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Valuation Done for:

State Bank of India

MIDC Andheri (East) Branch

Plot No. B-1, MIDC Industrial Area, Central Road, Andheri (East),
Mumbai - 400 093, State - Maharashtra, Country - India



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 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Office Building located on Plot No. B - 5, B Cross Lane, Marol Industrial Area, MIDC, Andheri (East), Mumbai, PIN – 400 093, State - Maharashtra, Country - India belongs to **M/s. Datamatics Financial Services Limited**

Boundaries of the property.

North : M.I.D.C. Road No. 6
South : SV Estate & 5th Road
East : Kondivita Village Slum area
West : Diatrends Jewellery Pvt.

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at specifications **₹ 1,20,28,23,692/- (Rupees One Hundred Twenty Crore Twenty Eight Lakh Twenty Three Thousand Six Hundred Ninety Two Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.12.04 13:08:53 +05'30'

Auth. Sign.



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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
State Bank of India
MIDC Andheri (East) Branch
 Plot No. B-1, MIDC Industrial Area, Central Road, Andheri (East),
 Mumbai - 400 093, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF OFFICE PREMISES)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	08.11.2023
	b) Date on which the valuation is Made	:	04.12.2023
3.	List of documents produced for perusal	:	
	1. Copy of Tripartite Agreement dated 26.07.2013 2. Copy of Agreement date 09.12.2011 b/w. MIDC (the Lessor) AND M/s. Datamatics Financial Services Limited (the Lessee) 3. Copy of Deed of Assignment dated 19.08.1993 4. Copy of MIDC Letter No. MIDC / RO (ROT) MRL /LMS-224 / 13739 dated 08.09.2011 5. Copy of Approved Plan No. TB / MRI / B – 5 / 05 / 97 dated 01.01.1998 issued by M.I.D.C 6. Copy of Accompaniment No. TB / MRL / B-5 / 2203 /97 dated 11.07.1997 issued by MIDC 7. Copy of Approved Plan No. TB / MRI / B – 5 / 2824 / 95 dated 20.09.1995 issued by M.I.D.C. 8. Copy of Previous Valuation report date 07.12.2020 issued by Vinod Prakash Talathi		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. Datamatics Financial Services Limited Address: Office Building located on Plot No. B - 5, B Cross Lane, Marol Industrial Area, MIDC, Andheri (East), Mumbai, PIN – 400 093, State - Maharashtra, Country - India. Contact Person: Mr. Sachin Panchal (Admin) Contact No.: 9867192084 Mr. Dinesh Sharma (Admin Project) Contact No. 9773851728 Ltd. Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	Leasehold
	The property is an Office Building consisting Lower Basement + Upper Basement + Ground (Part) + Still (Part) + 3 upper floors. Lower Basement is used as Storage. Upper Basement is used as Storage and BPO Training Centre. Ground floor is having Lobby + Reception area + BPO Working area + Server room. Still area is used for Canteen and Car Parking. 1 st floor is having various working areas + cabins + Conference room + Toilets + Server room for Support Services, HRD, Account & Finance work. 2 nd Floor is having		



working areas + cabins + toilets + Server room for BPO Services. 3rd floor is having Grand Lobby + Managing Director's cabins with Open Terrace + Rest rooms + Conference rooms + Toilets + Server room + Pantry + Gust Room etc. It is about 650.00 Mtr. travel distance from Chakala / J. B. Nagar Metro Station.

About the Company

With markets growing faster than we can possibly imagine outsourcing becomes a necessity at times and metropolitan cities are highly important in these factors. Datamatics Financial Services Ltd, Mumbai has been one of the leading providers of such services. They have been operating efficiently with over 2000 global companies on their platter; ranging from banking, media publishing, insurance, telecom etc. Being in the market for more than three decades the company has worked their way through and proved to be proficient with what they do. Every company establishes itself to prove they are better than competitors, to set themselves apart from the rest and perform to excellence. For such smooth flow and efficiency Datamatics Financial Services provides strategies and solutions to enhance the brand value of their clients. They swear by increasing efficiency of in-house functioning with simultaneous cost reduction which will ultimately increase productivity. Their years of hard work and continuous deliverance of customer satisfaction has gained them the name and prestige.

Datamatics Financial Services Ltd. Andheri has gained an immense amount of credibility to its brand. The annual turnover of the group sums up to about 100 million dollars. The company has an employee count of about 3,500 talented and hardworking professionals. They also have a count of over 100 clients they are serving under various industry verticals. Under the umbrella of their outsourcing services, they have finance and accounting, customer care, B2B research and industry specific office processes and functioning. The solutions they offer their clients are customized and tailored to suite every individual business type. Some of their esteemed clientele are members of FTSE 250, Fortune 500, Top 50 global accounting firms, world renowned banks and insurance companies. They offer services like Accounting Services, Human Resource and Payroll Services, Specialised Services for Accounting Firms, Data Building Business Services, Contact Centre Management, Transaction Processing Services, R&T Services, Publishing Media & Ebiz. A number of business managements have availed of their facilities and have benefited in abundance. Their services are unmatched and the personnel are committed. They strive to give their clients the best with no compromise. The various services they offer is the backbone of various other company's brand value

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. B - 5
	b) Door No.	:	Office Building located on Plot No. B - 5
	c) C.T.S. No. / Village	:	Plot No. B - 5, B Cross Lane, Village Mulgaon
	d) Ward / Taluka	:	Taluka – Andheri
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	1. Copy of Approved Plan No. TB / MRI / B – 5 / 05 / 97 dated 01.01.1998 issued by M.I.D.C
	g) Approved map / plan issuing authority	:	2. Accompaniment No. TB / MRL / B-5 / 2203 /97 dated 11.07.1997 issued by MIDC.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	3. Copy of Approved Plan No. TB / MRI / B – 5 / 2824 / 95 dated 20.09.1995 issued by M.I.D.C.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Office Building located on Plot No. B - 5, B Cross Lane, Marol Industrial Area, MIDC, Andheri (East), Mumbai, PIN – 400 093, State - Maharashtra, Country - India
8.	City / Town	:	Andheri (East), Mumbai Suburban
	Residential area	:	No
	Commercial area	:	No

2.	Location	:							
	C.T.S. No.	:	Plot No. B - 5						
	Block No.	:	-						
	Ward No.	:	-						
	Village / Municipality / Corporation	:	Village – Mulgaon Maharashtra Industrial Development Corporation						
	Door No., Street or Road (Pin Code)	:	Office Building located on Plot No. B - 5, B Cross Lane, Marol Industrial Area, MIDC, Andheri (East), Mumbai, PIN – 400 093, State - Maharashtra, Country - India						
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial						
4.	Year of Construction	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Year of Construction</th> </tr> </thead> <tbody> <tr> <td>Old Structure</td> <td>1973</td> </tr> <tr> <td>New Structure</td> <td>2005</td> </tr> </tbody> </table>	Particulars	Year of Construction	Old Structure	1973	New Structure	2005
Particulars	Year of Construction								
Old Structure	1973								
New Structure	2005								
5.	Number of Floors	:	Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1 st to 3 rd upper floors.						
6.	Type of Structure	:	R.C.C. Framed Structure						
7.	Number of Dwelling units in the building	:	Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1 st to 3 rd upper floors.						
8.	Quality of Construction	:	Good						
9.	Appearance of the Building	:	Good						
10.	Maintenance of the Building	:	Good						
11.	Facilities Available	:							
	Lift	:	1 Lift						
	Protected Water Supply	:	MIDC Water supply						
	Underground Sewerage	:	Connected to M.I.D.C. Sewerage System						
	Car parking - Open / Covered	:	Stilt Car Parking Facility Provided						
	Is Compound wall existing?	:	Yes						
	Is pavement laid around the building	:	Yes						

III	OFFICE PREMISES		
1	The floor in which the Office Premises is situated	:	Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1 st to 3 rd upper floors.
2	Door No. of the Office Premises	:	Office Building located on Plot No. B - 5
3	Specifications of the Office Premises	:	
	Roof	:	Part R.C.C. Slab & Part Modern glass facade building
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with Flush doors + Glass doors
	Windows	:	Glass facade windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering + POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Office	:	Good

	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.												
	II. Land + others	:	₹ 17,600.00 per Sq. Ft.												
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 49,940.00 per Sq. M. for Land (As per MIDC) ₹ 1,67,700.00 per Sq. M. for Unit (As per RR 2023) i.e. ₹ 15,580.00 per Sq. Ft.												
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION														
a	Depreciated building rate	:	-												
	Replacement cost of Office Premises with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.												
	Age of the building	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Age of the Building</th> </tr> </thead> <tbody> <tr> <td>Old Structure</td> <td>50</td> </tr> <tr> <td>New Structure</td> <td>18</td> </tr> </tbody> </table>	Particulars	Age of the Building	Old Structure	50	New Structure	18						
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Old Structure	50														
New Structure	18														
	Life of the building estimated	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Year of Construction</th> <th>Future Life Years</th> </tr> </thead> <tbody> <tr> <td>Old Structure</td> <td>1973</td> <td>10</td> </tr> <tr> <td>New Structure</td> <td>2005</td> <td>42</td> </tr> </tbody> </table> <p>Subject to proper, preventive periodic maintenance & structural repairs</p>	Particulars	Year of Construction	Future Life Years	Old Structure	1973	10	New Structure	2005	42			
Particulars	Year of Construction	Future Life Years													
Old Structure	1973	10													
New Structure	2005	42													
	Depreciation percentage assuming the salvage value as 10%	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Age of the Building</th> </tr> </thead> <tbody> <tr> <td>Old Structure</td> <td>75%</td> </tr> <tr> <td>New Structure</td> <td>27%</td> </tr> </tbody> </table>	Particulars	Age of the Building	Old Structure	75%	New Structure	27%						
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Old Structure	75%														
New Structure	27%														
	Depreciated Ratio of the building	:													
b	Total composite rate arrived for Valuation	:													
	Depreciated building rate VI (a)	:													
	Rate for Land & other V (3) ii	:													
	Total Composite Rate	:	<table border="1"> <thead> <tr> <th>Old Structure per Sq. Ft.</th> <th>New Structure per Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>₹ 700.00</td> <td>₹ 2,044.00</td> </tr> <tr> <td>₹ 17,600.00</td> <td>₹ 17,600.00</td> </tr> <tr> <td>₹ 18,300.00</td> <td>₹ 19,644.00</td> </tr> <tr> <td>Stilt Floor</td> <td>Basement & Stilt Floor</td> </tr> <tr> <td>₹ 3,500.00</td> <td>₹ 5,000.00</td> </tr> </tbody> </table>	Old Structure per Sq. Ft.	New Structure per Sq. Ft.	₹ 700.00	₹ 2,044.00	₹ 17,600.00	₹ 17,600.00	₹ 18,300.00	₹ 19,644.00	Stilt Floor	Basement & Stilt Floor	₹ 3,500.00	₹ 5,000.00
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Stilt Floor	Basement & Stilt Floor														
₹ 3,500.00	₹ 5,000.00														

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
	Old Structure			
1	Present value of the Office Premises	17,869.00 Sq. Ft.	18,300.00	32,70,02,700.00
1a	Stilt floor	9,881.00 Sq. Ft.	3,500.00	3,45,83,500.00
	Total (a)			36,15,86,200.00
	New Structure			
1b	Present value of the Office Premises	32,493.00 Sq. Ft.	19,644.00	63,82,92,492.00
1c	Basement & Stilt floor	40,589.00 Sq. Ft.	5,000.00	20,29,45,000.00
	Total (b)			84,12,37,492.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			

6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total (a + b)			1,20,28,23,692.00
	The realizable value of the property			1,08,25,41,323.00
	Distress value of the property			96,22,58,954.00
	Insurable value of the property			28,23,32,876.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

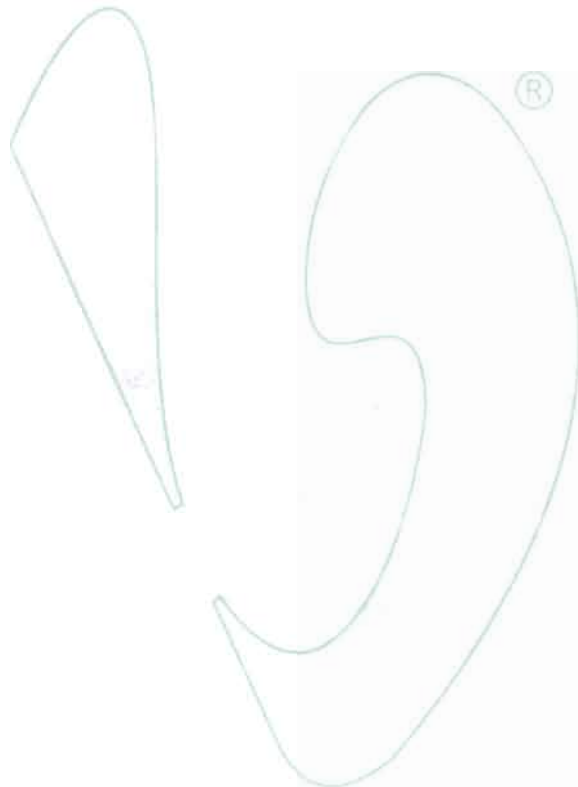
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Industrial Office Premises, where there are typically many comparables available to analyze. As the property is a Industrial Office Premises, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, Office Premises size, location, upswing in real estate prices, sustained demand for Industrial Office Premises, all round development of Industrial and residential application in the locality etc. We estimate ₹ 18,300.00 per Sq. Ft. on Built Up Area & ₹ 3,500.00 per Sq. Ft. on Stilt Floor (Old Structure) and ₹ 19,644.00 per Sq. Ft. on Built Up Area & ₹ 5,000.00 per Sq. Ft. on Basement & Stilt Floor (New Structure) for valuation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	N.A.
iii) Any likely income it may generate	Rental Income



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Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



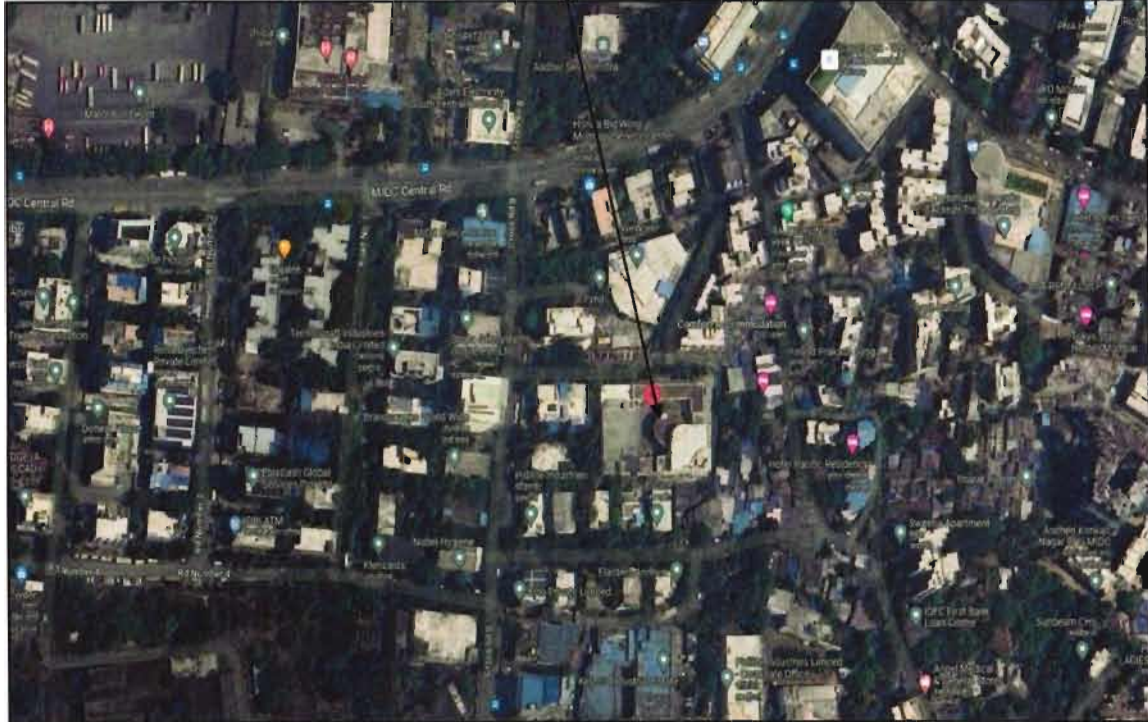
Actual Site Photographs



Think Create

Route Map of the property

Site/ur



Longitude Latitude: 19°07'00.4"N 72°52'09.3"E

Note: The Blue line shows the route to site from nearest metro station (Chakala / J. B. Nagar – 650 Mtr.)

MIDC Land Rate

■ MAROL INDL. AREA			
Basic Information	City Information	Location Details	Contact Us
Clients	Infrastructure	Plots/Sheds Available	Industrial Maps
■ Objective : To Promote Industrial Growth.			
■ Industry Category : Major industrial area			
<p>Marol Industrial Area is one of the best industrial areas. It is situated at Andheri East, within the limits of Brihanmumbai Mahanagar Palika. It consists of major Information Technology units and various other types of units. Plots are not available in this area.</p>			
■ Land Rates			
Industrial Plots per sq. mtr	:	49940	
Commercial Plots per sq. mtr	:	149820	
Residential Plots per sq. mtr	:	NA	
■ NOTE :			
<ul style="list-style-type: none"> • MIDC reserves the right to revise the rates without prior notice. • If the plot is facing State Highway/National Highway or the service road parallel to highways, then 15% additional premium will have to be paid. • If the plot is having the more frontage than the standard size, then additional frontage charges will have to be paid for the excess frontage per running meter decided by the corporation time to time. • If the plot is situated at the junction as stated at <ul style="list-style-type: none"> ◦ 1) above or having the excess frontage as stated at ◦ 2) above, in that case the additional premium will have to be recovered which will be on higher side. 			


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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year **Language**

20232024 English

Selected District मुंबई (उपनगर) ▼

Select Village मुळगांव (अंधेरी) ▼

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	बांधील	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
41/211-धुभाग: उत्तरेस गावाची सीमा, पुर्वेस महाकाली गुफामार्ग, दक्षिण व पश्चिमेस गावाची हद्द.	74980	167700	192860	209630	167700	चौगम मीटर	मि.टी.एम. नंबर

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Sales Instance

14461214	सूची क्र.2	दुकान निवाहन सह दुग्धि अंधेरी -
09-11-2023		दफा क्रमांक : 14461,2023
Note - Generated Through eSearch Module For original report please contact concern SRO office		नंदेशी
		Regn.63m
गावाचे नाव : मुळगांव		
(1) विक्रीचा प्रकार	करारनामा	
(2) मोकळ्या	17464000	
(3) सवातभागा/भरदारदरम्यान सवातभागी देणे को परदेपर ने नमुद करावे.	15599261.826	
(4) मूल्यात अंतर्भाव व परामात्र (अवयव)	1) पारिकेचे नाव: Anubha M.aa ga. इतर वर्णन : सद्दिका ने- ओफिस ने 594,सिा वि. भागा ने- 5 मजला. दुमरातीचे नाव: नु इटिस चेवर्स कर्मचिणर प्रो को ऑप सो वि. ब्लॉक ने- एच आई टी सी अंधेरी पूर्व, रोड : महाकली कॅम्पस रोड मुम्बई 400093. इतर माहिती: सेव्हा एक सोअर बेझमेंट स्टील कार पार्किंग ने 5 ((C.T.S. Number : S2 B :))	
(5) क्षेत्रफळ	81.88 चौ मीटर	
(6) अवयवाची किंवा कुठो देवळा अन्वये वेदा		
(7) दस्तऐवज बनव देण-या किंवा देण-या वधकाराचे नाव किंवा विकारी वधकाराचा कुमुनमा किंवा अन्वये अवयवा प्रविणदिने ना व पत्ता	1) नाव: रीटो अन्विये नाव: शीरो उर्के रीटो अन्विये नाव: - पत्ता: 24 पत्ता: न्दर ने- 411, भागा ने- , दुमरातीचे नाव: ग्वावी अन्विये, ब्लॉक ने- 24, सारवे रोड शीरो इन्विये अन्विये रोड ने पन्ट रोड, ग्वावी, मुम्बई विन कोड: 400007 पिन ने- 4002953076.	
(8) दस्तऐवज बनव देण-या वधकाराचे व किंवा विकारी वधकाराचा कुमुनमा किंवा अन्वये अवयवा प्रविणदिने ना व पत्ता	1) नाव: ओव्हेन सिल्विन अन्विये शिरो उर्के अन्विये - अन्विये नाव: 31, पत्ता: न्दर ने- 229, भागा ने- , दुमरातीचे नाव: ग्वावी अन्विये, ब्लॉक ने- उर अन्विये, रोड ने- उर अन्विये, अन्विये, पिन कोड: 400001 पिन ने- 4002953076.	
(9) दस्तऐवज बनव दिव्याच दिनांक	18-08-2023	
(10) दफा नेशी केवलाच दिनांक	18-08-2023	
(11) अनुमती संद व मुद	14461,2023	
(12) सवातभागावने मुळक मुल	1047900	
(13) सवातभागावने नेशी मुल	30000	
(14) नेशी		
सवातभागाची विक्रीच देवळाच न्दरीच:		


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Price Indicators

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Industrial Building For Sale in **Andheri East, Mumbai**



1 Photos

Ready to Move

Main Road Facing

Super Built-Up Area 1200 sqft ₹ 19167/sqft	Transaction Type Resale	Age Of Construction Above 20 years
Type Of Ownership Freehold		

Near sakinaka metro station

Contact Agent
Get Phone No.

Last contact made 12 days ago

More Details


Price	₹ 2.3 Cr
Address	Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Near sakinaka metro station
Facilities	Reserved Parking, Security, Water Storage, Visitor Parking
Pre Leased Property	No

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~~₹ 2.25 Cr~~ **₹ 2.09 Cr** EMI - ₹ 1,03L | [Get Loan offers from 34+ banks](#) Special Price by Owner

Industrial Building For Sale in **Marol MIDC Industry Estate, Mumbai**



1 Photos

Ready to Move


Super Built-Up Area 1265 sqft ₹ 17,267/sqft	Transaction Type Resale	Age Of Construction 10 to 15 years
Type Of Ownership Freehold		

Contact Owner
Get Phone No.

Last contact made 38 days ago


More Details

Price	₹ 2.25 Cr
Address	Gokul Industrial Estate, off Andheri Kurla Road, Marol, MIDC, Andheri East, Mumbai-400059, Marol MIDC Industry Estate, Mumbai - Western Mumbai, Maharashtra
Landmarks	near kanakia space



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Price Indicators

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Industrial Building For Sale in **Marol, Mumbai**



Ready to Move **Main Road Facing**

Super Built-Up Area 1052 sqft <small>₹ 21,387/sqft</small>	Plot Area 100,000 sqft	Transaction Type Resale
Age Of Construction Above 20 years	Type Of Ownership Freehold	

Contact Agent
Get Phone No.


Last contact made 17 days ago

More Details

Price	₹ 2.25 Cr
Address	Marol Near Metro Station, Marol Andheri East, Mumbai, Marol, Mumbai - Western Mumbai, Maharashtra
Landmarks	This Ground floor premises Gala in a large heavy Industrial Estate admeasuring about 1052 sq ft carpet area, plus outside ota, situate close to Marol Metro Station, Mumbai Airports, Marol Andheri East, Mumbai, Is available on outright sale at Rs.2.25 crores immediately. Clear title, Registered Society and well maintained Industrial Gala. Genuine purchasers, please call.

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Industrial Building in Andheri East, Mumbai For Sale

Self-Industrial Estate, Tailorment Engineers

₹ 89 Lacs
₹ 8,90,00,00,00

₹ 63,828/Month
₹ 63,82,80,00,00



450 Sq Ft
Best Location

400 Sq Ft
Carpet Area

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Photos
Location

Industrial Building

None

Freehold

1

Unfurnished

More Than 10 Year


Jul 29, 2023

Immediately

Get Owner Details

Report what was not correct in this property

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ 1,20,28,23,692/- (Rupees One Hundred Twenty Crore Twenty Eight Lakh Twenty Three Thousand Six Hundred Ninety Two Only). The **Realizable Value** of the above property is ₹ 1,08,25,41,323/- (Rupees One Hundred Eight Crore Twenty Five Lakh Forty One Thousand Three Hundred Twenty Three Only). and The **Distress Sale Value** is ₹ 96,22,58,954/- (Rupees Ninety Six Crore Twenty Two Lakh Fifty Eight Thousand Nine Hundred Fifty Four Only).

Place: Mumbai

Date: 04.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.04 13:09:19 +05'30'

Auth. Sign.

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
₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure II)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 08.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty 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. I have 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. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by M/s. Datamatics Financial Services Limited
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, MIDC Andheri (East) Branch to assess Fair market value of the property for banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Prayush Parekh – Valuation Engineer Vinita Surve – Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 08.11.2023 Valuation Date – 04.12.2023 Date of Report – 04.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 08.11.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial Office Premises size, location, upswing in real estate prices, sustained demand for Industrial Office Premises, all-round development of Industrial and residential application in the locality etc.
11.	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.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Industrial Office Premises, admeasuring **Total Built Up Area in Sq. Ft. = 100833.17** in the name of **M/s. Datamatics Financial Services Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Industrial Office Premises, **Total Built Up Area in Sq. Ft. = 100833.17**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)

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 endeavour 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 insofar 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 organisation 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 organisation 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.04 13:10:13 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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