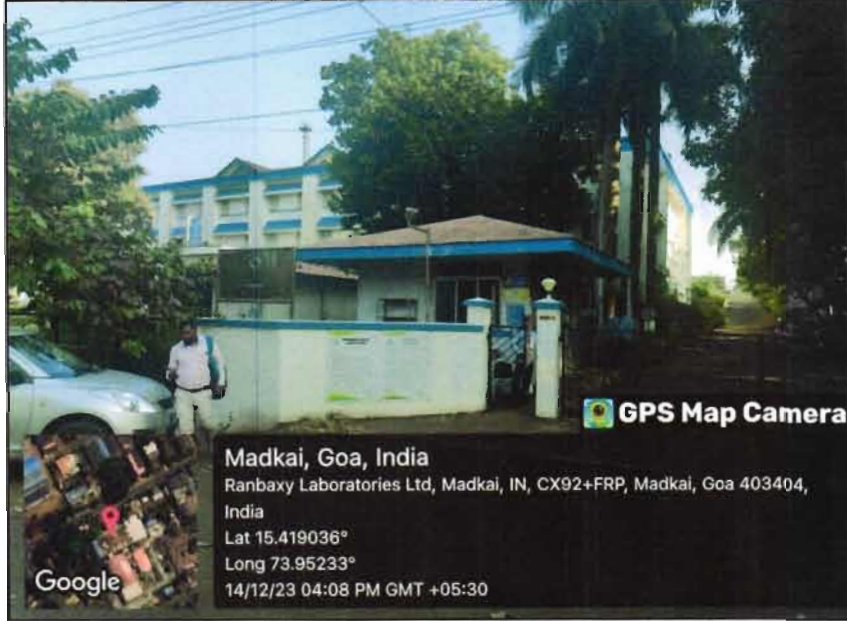


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Sun Pharmaceutical Industries Limited**
(Name of Proposed Purchaser: **M/s. Celogen Pharma Private Limited**)

Industrial Land and Building on Plot No. B2, B3, B4, B7 & B8 & S.No.17, 18 & 28 at
Madkai Industrial Estate, Madkai, Tal-Ponda, North Goa District, Pin Code – 403 404 State - Goa, India

Longitude Latitude: 15°25'07.5"N 73°57'08.8"E

Valuation Done for:

Central Bank of India
Khodadad Circle Branch (Dadar)

T. T. Circle, Jame Jamshed Charity Building, Khodadad Circle, Tilak Road, Dadar, Mumbai - 400 014,
State - Maharashtra, Country - India.



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),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Vastu/Mumbai/01/2024/005473 /2304727
30/1-429-BSUP
Date: 30.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Industrial Land and Building on Plot No. B2, B3, B4, B7 & B8 & S.No.17, 18 & 28 at Madkai Industrial Estate, Madkai, Tal-Ponda, North Goa District, Pin Code – 403 404 State - Goa, India belongs to **M/s. Sun Pharmaceutical Industries Limited (Name of Proposed Purchaser: M/s. Celogen Pharma Private Limited)**

Boundaries of the property.

North	:	20 M wide Interna Road
South	:	15 M wide Internal Road
East	:	Internal Road & Plot No. B-5
West	:	Open Space & Plot No. V-3

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 and **Fair market value of the property for banking purpose at ₹ 33,58,93,099.00 (Rupees Thirty-Three Crore Fifty-Eight Lakh Ninety-Three Thousand Ninety-Nine 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.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
CBI Emp. No. SMRO/CREDIT/2017-18/1311

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 15:55:33 +05'30'

Auth. Sign.



www.vastukala.org

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),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.

To,
The Branch Manager,
Central Bank of India
Khodadad Branch
T. T. Circle, Jame Jamshed Charity Building,
Khodadad Circle, Tilak Road, Dadar, Mumbai - 400 014,
State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Central Bank of India, Khodadad Circle Branch, to assess Fair market value of the property for banking purpose.
2.	a)	Date of inspection	: 15.12.2023
	b)	Date on which the valuation is made	: 30.01.2024
3.	List of documents produced for perusal		
	<ol style="list-style-type: none"> 1. Copy of Change in Name from M/s. Ranbaxy Laboratories Ltd to M/s. Sun Pharmaceutical Industries Ltd dated 24.07.2017 vide No. GIDC/EDMAK/B-2-4, B-7-8/1832. 2. Copy of amended contract labour certificate of Registration dated 27.01.2020. 3. Copy of Deed of Addendum / Modification dated 25.04.2018 between Goa Industrial Development Corporation & M/s. Sun Pharmaceutical Industries Ltd. 4. Copy of No objection certificate (NOC) for construction of Additional warehousing from Directorate of Industries Trade & Commerce dated 07.11.2014 letter No. IND/DEV/LM/6/94/2187 in the name of M/s. Ranbaxy Laboratories Limited. 5. Copy of Extended producer Responsibility Certificate dated 09.10.2021 issue by Goa Waste Management Corporation to M/s. Sun Pharmaceutical Industries Ltd. 6. Copy of No objection certificate uses of places and trades for purpose involving risk from fires dated 17.11.2021 vide No. DFES/FPNOR/FES93022021/76 issued by Government of Goa Directorate of Fire & Emergency Services in the name of M/s. Sun Pharmaceutical Industries Ltd. 7. Copy of payment of House Tax dated 02.06.2020 & vide No. 11162 for 1st April 2020 to 31st March 2021 issued by Goa Industrial Development Corporation to M/s. Sun Pharmaceutical Industries Ltd. 8. Copy of Deed of Lease dated 20.06.1996 between Goa, Daman & Diu Industrial Development Corporation Croslands Research Laboratories Ltd. For 95 years from 1994. 9. Copy of old valuation report dated 27.06.2023 and vide No. SVR 700/23 BY Sai Valuers Surveyors & Associates. 10. Copy of Asset Transfer agreement dated 15.02.2023 to Celogen Pharma Private Limited (Purchaser) from M/s. Sun Pharmaceutical Industries Limited. (seller) 11. Copy of Building Memorandum of Understanding dates 08.03.2023 in between Celogen Pharma Private Limited (Purchaser) from M/s. Sun Pharmaceutical Industries Limited (Seller) 12. Copy of Certified Standing Orders Under the Industrial Employment. 13. Copy of sale plan. 		

	<p>14. Copy of Stability Certificate dated 30.10.2020 issued by Kirankumar S.Naik for Plot No. B2, B3, B4, B7 & B8 S.No.17, 18 & 28 at Madkai Industrial Estate, Madkai, Ponda, Goa, Pin Code – 403 404 State – Goa, India.</p> <p>15. Copy of sale plan of layout plan, AHU Zoning plan & First Floor layout plan.</p> <p>16. Copy of Site Master file in the name of M/s. Sun Pharmaceutical Industries Limited dated 23.02.2019 vide No.GOA/SMF-04 (Revision No.4). Total Plot Area is 18450 Sq.M.</p>										
<p>4.</p>	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) :</p> <p>M/s. Sun Pharmaceutical Industries Limited (Name of Proposed Purchaser: M/s. Celogen Pharma Private Limited)</p> <p>Address: Industrial Land and Building on Plot No. B2, B3, B4, B7 & B8 & S.No.17, 18 & 28 at Madkai Industrial Estate, Madkai, Tal-Ponda, North Goa District, Pin Code – 403 404 State - Goa, India Contact Person – Mr. Umesh Pawar Contact No. 9822486495 (Technical Head) Company Ownership</p>										
<p>5.</p>	<p>Brief description of the property (Including Leasehold / freehold etc.):</p> <p>The Subject Industrial Land and Building on Plot No. B2, B3, B4, B7 & B8 & S.No.17, 18 & 28 at Madkai Industrial Estate, about 28 kms from Madgaon railway station, falling in village Madkai, Tal – Ponda, North Goa District, Goa. The subject plot is fully developed plot with ample water supply & electricity. The area is having all the necessary civic amenities like Roads, Electricity, Markets and Easy access to Railway Station, National Highway etc. The property is lease for 95 years from 1994.</p>										
	<p>Property</p> <p>The industrial Building is Standing with the Ground + Two Upper Floors of Land bearing State Plot No. B2, B3, B4, B7 & B8 at Madkai Industrial Estate, Village Madkai, Tal - Ponda, North Goa District, Goa. The property is located in a developed area having good infrastructure, well connected by Road and Railway. The immovable property comprises of leasehold Industrial land and structures thereof. It is located at about 28 Km. from Madgaon Railway Station.</p> <p>The industrial Unit consists Administrative Building, Main Factory Shed, packing unit etc. are all having RCC framed structure constructed with bricks masonry walls etc. The Building is having RCC slab, roofing with foundations, footing, slabs, staircase all in RCC construction. As per transfer agreement, the land area is 18450.00 Sq. M. and considered for the purpose of valuation.</p> <p>Structure Details</p> <p>Block No -1</p> <table border="1" data-bbox="320 1680 1461 1816"> <tr> <td>Ground Floor</td> <td>Store, Raw material store finish goods store, inspection, conference, canteen and admin department.</td> </tr> <tr> <td>First Floor</td> <td>Ointment section, Tablet, Packing materials & AHU</td> </tr> <tr> <td>Second Floor</td> <td>Service area (AHU & Water Tank)</td> </tr> </table> <p>Block No -2</p> <table border="1" data-bbox="320 1877 1461 1945"> <tr> <td>Ground Floor</td> <td>Packing materials, Changing rooms, Canteen, Tablet section.</td> </tr> <tr> <td>First Floor</td> <td>Service area (AHU & Water Tank)</td> </tr> </table>	Ground Floor	Store, Raw material store finish goods store, inspection, conference, canteen and admin department.	First Floor	Ointment section, Tablet, Packing materials & AHU	Second Floor	Service area (AHU & Water Tank)	Ground Floor	Packing materials, Changing rooms, Canteen, Tablet section.	First Floor	Service area (AHU & Water Tank)
Ground Floor	Store, Raw material store finish goods store, inspection, conference, canteen and admin department.										
First Floor	Ointment section, Tablet, Packing materials & AHU										
Second Floor	Service area (AHU & Water Tank)										
Ground Floor	Packing materials, Changing rooms, Canteen, Tablet section.										
First Floor	Service area (AHU & Water Tank)										

As per Factory Asset Data, the structure areas are as below and considered for the purpose of valuation		
BLOCK NO.1		(Sq. M.)
Ground floor		2550
First Floor		1514.2
Second Floor		1514.20
BLOCK NO.2		
Basement		426.25
Ground floor		1751.75
First Floor		1251.25
Other Built Up Area		932.26
Water Tank & Pump Room		225.00
Fire Tank		57.17
Total		10164.91
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C.T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10.	Coming under Corporation limit / Village Panchayat / Municipality	:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:
12.	In Case it is Agricultural land, any conversion to house site plots is	:

	contemplated		
13.	Boundaries of the property		As per Document As per Site Visits
	North	:	20 M wide Interna Road Road
	South	:	15 M wide Internal Road Internal Road
	East	:	Internal Road & Plot No. B-5 Internal Road
	West	:	Open Space & Plot No. V-3 Internal Road
14.1	Dimensions of the site		N.A
			A As per the Deed B Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.2	Latitude, Longitude & Co-ordinates of property	:	15°25'07.6"N 73°57'08.9"E
14.	Extent of the site	:	Total Plot area = 18450.00 Sq. M.
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(Area as per Lease Deed & Other documents)
			Structure Area
			(As per Factory Asset Data)
			BLOCK NO.1 (Sq. M.)
			Ground floor 2550
			First Floor 1514.2
			Second Floor 1514.20
			BLOCK NO.2
			Basement 426.25
			Ground floor 1751.75
			First Floor 1251.25
			Other Built Up Area 932.26
			Water Tank & Pump Room 225.00
			Fire Tank 57.17
			Total 10164.91
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Unit is non-operational and in the possession of M/s. Sun Pharmaceutical Industries Limited
II	CHARACTERSTICS OF THE SITE		
	Classification of locality	:	Middle class
	Development of surrounding areas	:	Under developing area
	Possibility of frequent flooding/ sub-merging	:	No
	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by

	Level of land with topographical conditions	:	Plain			
	Shape of land	:	Rectangle			
	Type of use to which it can be put	:	For industrial purpose			
	Any usage restriction	:	Industrial			
	Is plot in town planning approved layout?	:	Approved by GIDC			
	Corner plot or intermittent plot?	:	Intermittent			
	Road facilities	:	Yes			
	Type of road available at present	:	B.T. Road			
	Width of road – is it below 20 ft. or more than 20 ft.	:	20.00 M. wide road			
	Is it a Land – Locked land?	:	No			
	Water potentiality	:	Connected to Municipal line			
	Underground sewerage system	:	Connected to Municipal sewer			
	Is Power supply is available in the site	:	No			
	Advantages of the site	:	Located in developing area			
	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No			
Part – A (Valuation of land)						
1	Size of plot	:	Total Plot area = 18450.00 Sq. M. (Area as per Lease Deed & other documents)			
	North & South	:	-			
	East & West	:	-			
2	Total extent of the plot	:	Total Plot area = 18450.00 Sq. M. (Area as per Lease Deed & Other documents)			
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. M. for Industrial Land Details of recent transactions/online listings are attached with the report.			
4	Municipal circle Rates from Government Portal (evidence thereof to be enclosed)	:	₹ 5,500.00 per Sq. M. for land			
5	Assessed / adopted rate of valuation	:	As per attached the table below			
	<table border="1"> <tr> <td>Land Area: 18450.00 Sq.M</td> <td>₹ 5,500.00 Per Sq.M</td> <td>₹ 10,14,75,000.00</td> </tr> </table>			Land Area: 18450.00 Sq.M	₹ 5,500.00 Per Sq.M	₹ 10,14,75,000.00
Land Area: 18450.00 Sq.M	₹ 5,500.00 Per Sq.M	₹ 10,14,75,000.00				
6	Estimated value of land	:	₹ 10,14,75,000.00			
Part – B (Valuation of Building)						
1	Technical details of the building	:				

a) Type of Building (Residential / Commercial / Industrial)	:	Industrial Building																								
b) Type of construction (Load bearing / RCC / Steel Framed)	:	Block No.1 : Ground + 2 nd upper floor RCC Structure Block No. 2: Ground + 1st upper floor RCC Structure																								
c) Year of construction	:	Block No.1: 2008 (As per site information) Block No.2: 2005 (As per site information)																								
d) Number of floors and height of each floor including basement, if any	:	As per Brief Description																								
e) Plinth area floor-wise	:	<p>Structure Area (As per Factory Asset Data)</p> <table border="1"> <thead> <tr> <th>BLOCK NO.1</th> <th>(Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>Ground floor</td> <td>2550</td> </tr> <tr> <td>First Floor</td> <td>1514.2</td> </tr> <tr> <td>Second Floor</td> <td>1514.20</td> </tr> <tr> <td colspan="2">BLOCK NO.2</td> </tr> <tr> <td>Basement</td> <td>426.25</td> </tr> <tr> <td>Ground floor</td> <td>1751.75</td> </tr> <tr> <td>First Floor</td> <td>1251.25</td> </tr> <tr> <td>Other Built Up Area</td> <td>932.26</td> </tr> <tr> <td>Water Tank & Pump Room</td> <td>225.00</td> </tr> <tr> <td>Fire Tank</td> <td>57.17</td> </tr> <tr> <td>Total</td> <td>10164.91</td> </tr> </tbody> </table>	BLOCK NO.1	(Sq. M.)	Ground floor	2550	First Floor	1514.2	Second Floor	1514.20	BLOCK NO.2		Basement	426.25	Ground floor	1751.75	First Floor	1251.25	Other Built Up Area	932.26	Water Tank & Pump Room	225.00	Fire Tank	57.17	Total	10164.91
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Total	10164.91																									
f) Condition of the building	:																									
i) Exterior – Excellent, Good, Normal, Poor	:	Normal																								
ii) Interior – Excellent, Good, Normal, Poor	:	Normal																								
g) Date of issue and validity of layout of approved map	:	Approved plans area not provided for verification																								
h) Approved map / plan issuing authority	:																									
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes																								
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.																								

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: R.C.C. Footing
2.	Basement	: No
3.	Superstructure	: Block No.1: Ground + 2 nd upper floor RCC Structure Block No. 2: Ground + 1st upper floor RCC Structure

4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N. A
5.	RCC Works	:	Footing, Column, Beam, RCC Slab
6.	Plastering	:	Sand faced
7.	Flooring, Skirting, dado	:	Kadappa & Spartex
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	No
9.	Roofing including weather proof course	:	Yes
10.	Drainage	:	Connected to Municipal line

2.	Compound Wall	:	
	Height	:	5'.0" High, R.C.C. columns with B. B. Masonry wall.
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Provided as per requirement
	Class of fittings (superior / ordinary / poor)	:	Provided as per requirement
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Structure Details (as per Factory Asset Data)

Structure No.	Built Up Area	Total Life of Structure	Estimated Replacement Rate	Age Of Build. In Years(approx)	Final Depreciated Rate to be considered	Depreciation	Final Depreciated Value to be considered	Estimated Replacement Cost / Insurable Value
	(Sq. M.)		(₹)		(₹)	(₹)	(₹)	(₹)
BLOCK NO.1								
Ground floor	2550	60.00	28,000.00	15.00	21,700.00	1,60,65,000.00	5,53,35,000.00	7,14,00,000.00
First Floor	1514.2	60.00	28,000.00	15.00	21,700.00	95,39,460.00	3,28,58,140.00	4,23,97,600.00
Second Floor	1514.20	60.00	28,000.00	15.00	21,700.00	95,39,460.00	3,28,58,140.00	4,23,97,600.00
BLOCK NO.2								
Basement	426.25	60.00	28,000.00	18.00	20,440.00	32,22,450.00	87,12,550.00	1,19,35,000.00
Ground floor	1751.75	60.00	28,000.00	18.00	20,440.00	1,32,43,230.00	3,58,05,770.00	4,90,49,000.00
First Floor	1251.25	60.00	28,000.00	18.00	20,440.00	94,59,450.00	2,55,75,550.00	3,50,35,000.00
Other Built Up Area	932.26	60.00	28,000.00	18.00	20,440.00	70,47,886.00	1,90,55,394.00	2,61,03,280.00

Water Tank & Pump Room	225.00	60.00	28,000.00	18.00	20,440.00	17,01,000.00	45,99,000.00	63,00,000.00
Fire Tank	57.17	60.00	28,000.00	18.00	20,440.00	4,32,205.00	11,68,555.00	16,00,760.00
Total	10164.91					6,98,17,936.00	21,59,68,099.00	28,46,17,480.00

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	18450.00	1,690.00	3,11,80,500.00
Block No.1 Structure (RCC)	5578.40	21,700.00	12,10,51,280.00
Block No.2 Structure (RCC)	4643.68	20,440.00	9,49,16,819.00
Total			24,71,48,599.00

Actual Site Photographs

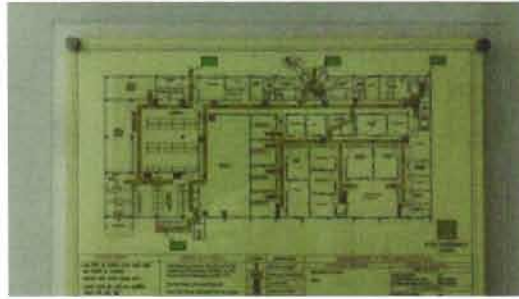






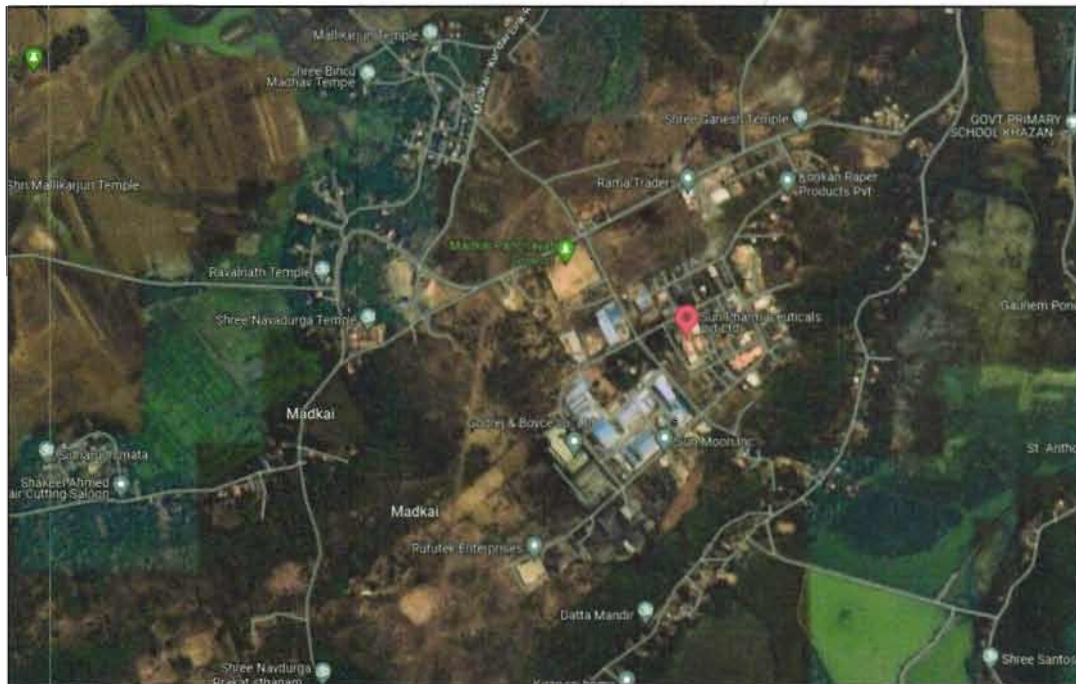
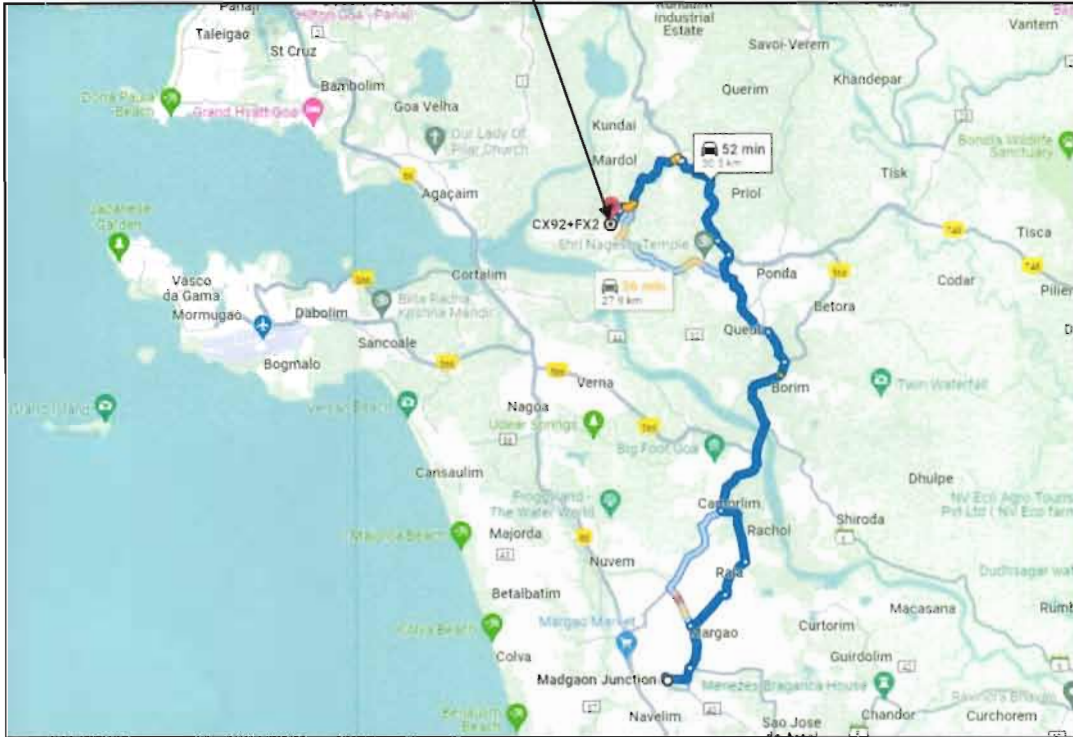






Route Map of the property

Site u/r



Longitude Latitude: 15°25'07.5"N 73°57'08.8"E

Note: The Blue line shows the route to site from nearest Railway station (Madgaon – 29 Km.)

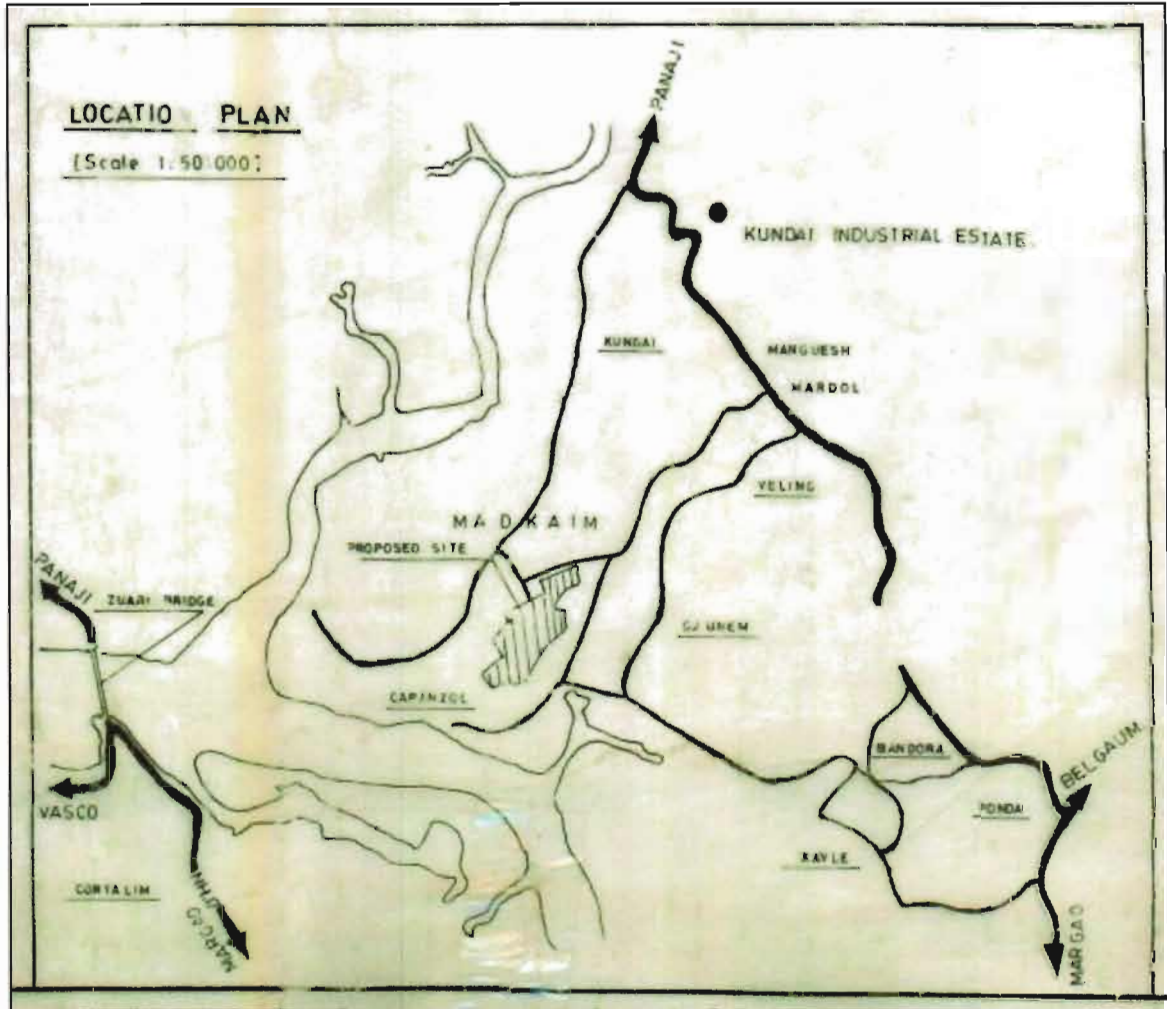
Ready Reckoner Rates

GOA-IDC PLOTS RATES

Ref: Resolution No. 16/2022 of 380th Board meeting held on 17/06/2022 to be effective from 01/04/2022.

Sr. No.	Name of the Industrial Estate	Plot rate per m ² in Rs. as per 371 st meeting round off to nearest ten	Plot rate round off to nearest ten
1	2	3	5
1.	Pissurlem	1020/-	1070/-
2.	Honda	1020/-	1070/-
3.	Bicholim	1350/-	1420/-
4.	Tivim	2020/-	2120/-
5.	Colvale	2020/-	2120/-
6.	Mapusa	2020/-	2120/-
7.	Pileme	2020/-	2120/-
8.	Tuem	2020/-	2120/-
9.	Corlim	2020/-	2120/-
10.	Kundaim	2020/-	2120/-
11.	Madkaim	1690/-	1780/-
12.	Bethora	1690/-	1780/-
13.	Shiroda	1690/-	1780/-
14.	Canacona	1020/-	1070/-
15.	Kakoda	1690/-	1780/-
16.	Cuncolim	1690/-	1780/-
17.	Margao	2020/-	2120/-
18.	Verna	2680/-	2810/-
19.	Sancoale	2680/-	2810/-
20.	Sanguem	1020/-	1070/-
21.	Panchavadi	1690/-	1780/-
22.	Latambarcem	3550/-	3730/-


Madkaim Industrial Estate Location Map from GIDC Site




Madkaim Industrial Estate -4 Plot Earmarking



The Base Rate For Bidding For Plots in 2021




GOA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF GOA UNDERTAKING)
Corporate office: Plot No. 13-A-2, EDC Complex,
Patto Plaza, Panjim-Goa 403 001 Phone : **+91 8799845902**
email : eauctiongdc@gmail.com



REQUEST FOR BIDS (RFB)
(e-procurement mode only) (Round 2)
Tender No. GIDC/21-22/02

E-Tender cum E-Auction of Prime Industrial Plots
(on Leasehold Basis) at Verna, Goa



Goa Industrial Development Corporation (GOA IDC) has so far successfully developed over 23 Industrial Estates across the State of Goa. The Verna Industrial Estate is the most centrally located industrial estate in Goa that enjoys well developed infrastructure and excellent connectivity to the National Highways. The Mormugao Port (a major port) and the Dabolim Airport are situated at a distance of 18,8 Kms and 14 Kms, respectively, from Verna along the NH366. Verna also enjoys excellent rail connectivity.

Goa IDC now invites Bids (in round 2) through the e-tender cum e-auction of following **22 (twenty two)** select prime "Industrial Undertaking" Use plots situated at Verna, Goa on long term lease basis:

Plot No.	Plot area Sq. Mts.	Plot No.	Plot area Sq. Mts.	Plot No.	Plot area Sq. Mts.	Plot No.	Plot area Sq. Mts.	Plot No.	Plot area Sq. Mts.
I-3	2000	I-8	2000	I-18	30000	I-23	25850	I-28	1500
I-4	2000	I-14	35993	I-19	30000	I-24	29150	I-29	15225
I-5	2000	I-15	37500	I-20	7831	I-25	23500		
I-6	2000	I-16	45000	I-21	25175	I-26	26500		
I-7	2000	I-17	45000	I-22	25175	I-27	1800		

THE BASE RATE FOR BIDDING FOR PLOTS IS Rs. 5000 PER Sq. Mt.

Bidding Process: Goa IDC invites digitally signed and encrypted Bids on a "single stage two-part" on e-tender cum e-auction basis for each of the 22 Plots at Verna, Goa, through the Government of Goa eProcurement System (<https://eprocure.goa.gov.in/nicgcp/app>).

(All the selected Bidders of Round 1 have already been issued Offer of Allotment by GIDC)

GUIDELINES for E-tender cum E-Auction:

- Detailed Request for Bid (RFB) document, including details of Plots, and draft Lease Deed can be downloaded from <https://eprocure.goa.gov.in/nicgcp/app>
- Bidders / Applicants are required to enroll on <https://eprocure.goa.gov.in/nicgcp/app> and obtain a valid digital signature as required for submission of Bid and participation in the E-auction.
- Response to Pre-bid queries and any Corrigendum / Addendum or any intimation regarding extension, etc, shall be announced only on <https://eprocure.goa.gov.in/nicgcp/app>
- A Bidder / Applicant can participate for multiple plots.

Bid Schedule



- The RFB shall be available for download from **18th November, 2021**
- A Pre-bid meeting will be held at GOA IDC on **26th November, 2021**
- Last date & time for submission of online Bids in the format prescribed in the RFB Document is **14th December, 2021, 18.30 Hrs IST.**

GOA IDC reserves its right to reject any or all the Bids received, or annul the process at any stage in the paramount interest of GOA IDC / Government of Goa and without assigning any reasons whatsoever.

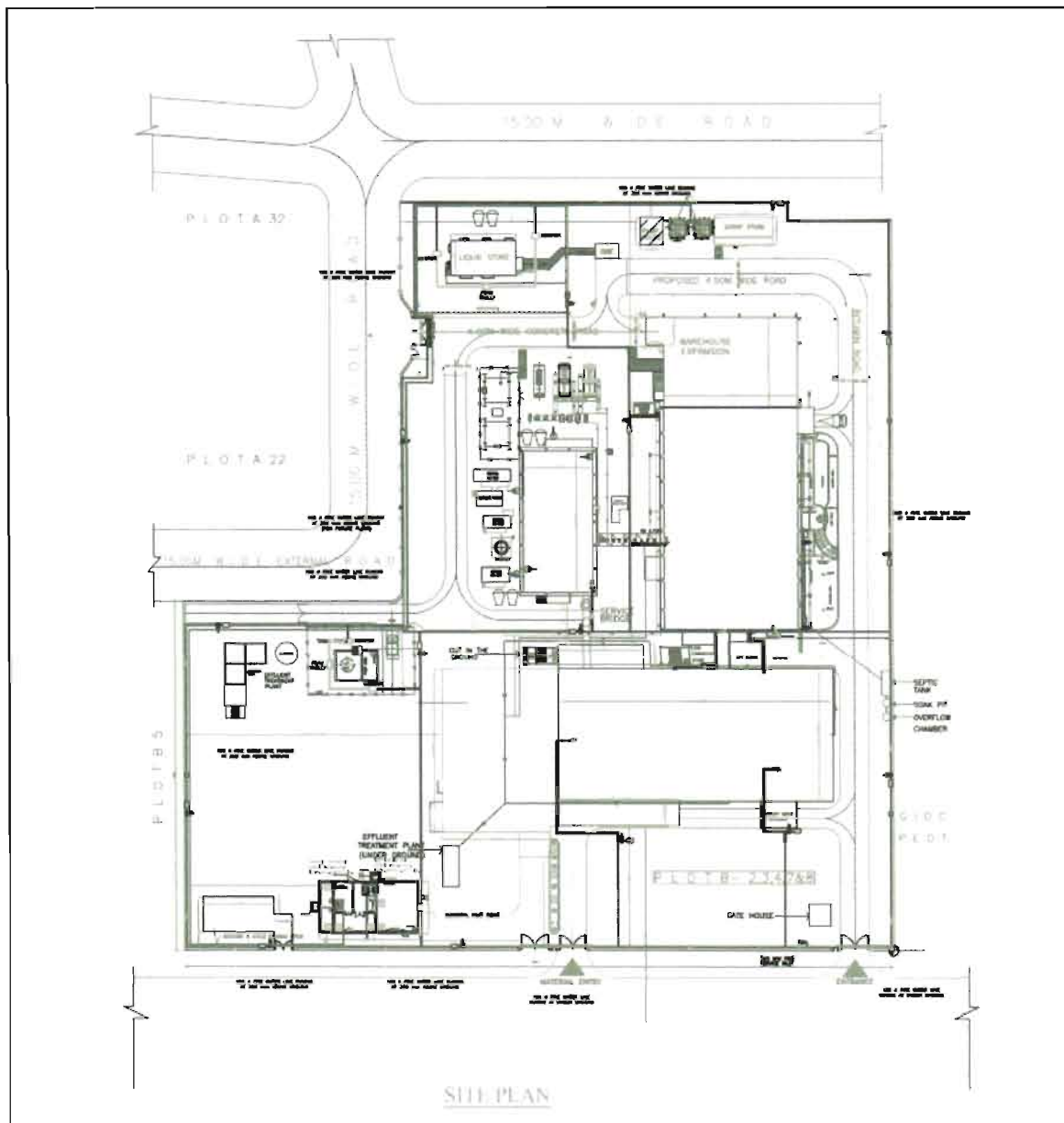
Managing Director

In case of any Technical Support pertaining to registration on eprocure.goa.gov.in,
GIDC contact : +91 8799845902, email: eauctiongdc@gmail.com
For Technical Queries Contact : | For Registration Contact : +91 7972854213, +91 7822039673
0120-4001002, 0120-4001005 (24x7) | (from 9.30 -17.30 hrs except Saturday & Public Holiday)

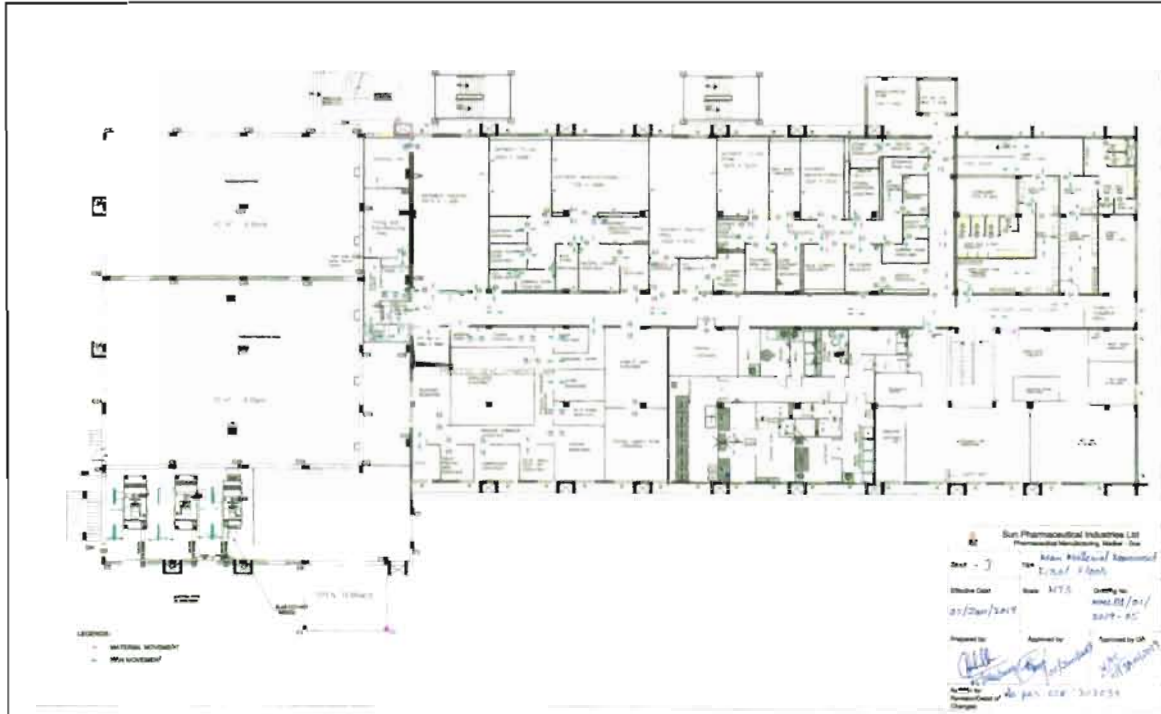
E-Auction Sale Notice on 24.11.2023

 	Regional Office Goa, First Floor, Mathias Plaza, 18th June Road, Panaji-403001 Ph: 0832-2220324, Mob: 7666994835, 9820099140 Email: nparogoa@canarabank.com, Email Id : rmrogoa@canarabank.com					
E- AUCTION SALE NOTICE for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002						
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable and movable property mortgaged/charged to the Secured Creditor, the Symbolic / Physical possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is"						
Auction date 27.11.2023. Last date of deposit EMD & Time : 24-11-2023 05:00 pm						
Name of the borrower/ Guarantors & Branch	Details and full description of the immovable properties with known encumbrances, if any/Type of Possession / Liability as on	Reserve Price and EMD, BID Value, Auction Time,				
M/s Aditya Beverages (Prop. Aditya Panikar), M/s Aditya Residential Complex (Prop. Aditya Panikar), M/s Aditya Polymers (Prop. Mr. Sunny S Panikar), Mr. Aditya Shashi Panikar, Mr. Sunny Shashi Panikar, Mrs. Priyanka Sunny Kamal Panikar, Mr. Vinsha Vinay Gauns and Kishori Shyam Sran. Ponda Branch (Ph. No. 7774060979/ 0832-2313023)	1) Lease Hold Right of Plot No A-5 having an extent of 1600 Sq. Mt. along with Factory Shed constructed vide order No. GIDC/GM (EO/Madk/4708 Dated 11.03.2008 at GIDC Madkaim Industrial Estate, Madkaim, Goa within the limits of Village Panchayat Of Madkaim, Taluka& Sub District Of Ponda, District Of North Goa, State Of Goa, surveyed under survey no. 391 to 393, 417 to 420, 423, 426, 427 and 471 to 473 of Madkaim Village. 2) All that part and parcel of land with total area admeasuring 2375.00 sq mt. along with residential building, situated at Village Panchayat of Marcaim Taluka and Sub district of Ponda, North Goa surveyed under Survey No 281/3 3) Machinery of Manufacturing of pet bottles 4) Machinery of RO water filling unit Rs. 6,31,43,729.17 (Rupees Six Crore Thirty One Lakh Forty Three Thousand Seven Hundred Twenty Nine and Paise Seventeen Only) as on 30.09.2023 and further interest plus other expenses/ charges. Type of Possession: Physical Possession	1. Reserve Price: Rs. 1,80,00,000 2. Reserve Price: Rs. 2,85,00,000 3. Reserve Price: Rs. 35,00,000 4. Reserve Price: Rs. 50,50,000 1. EMD: Rs. 18,00,000 2. EMD: Rs. 28,50,000 3. EMD: Rs. 3,50,000 4. EMD: Rs. 5,05,000 1. Bid Increment Value : Rs. 1,00,000/- 2. Bid Increment Value : Rs. 1,00,000/- Auction Time : 11.30 am to 12.00 pm Auction Time : 12.00 pm to 12.30 pm Bid Increment Value Sr.No. 3 & 4 : Rs.20,000/- Auction Time Sr.No.3 & 4 : 12.30 pm to 1.00 pm				
		Mr. Gareman Chapparband & Mrs. Alimbi Bareman Chapparband Abhey Kumar R Palli Curchohem Branch (Ph. No. 9579011225/ 0832-2650504)	Flat No F4 on first floor of the building named "Curchohem Trade Centre" is located abutting the main road Council Road from Railway station towards building ward of Curchohem within Curchohem town within 1/2 km from market centre opposite a ice factory lies in Sy No. 2244A and 3A of village Curchohem and situated within CMC Boundaries: East: By Open Space, West: by flat No RF F-3, North: By Open Space, South: By Open Space Rs. 24,76,500.65 (Rupees Twenty Four Lakhs Seventy Six Thousand Five Hundred Eighty and Paise Sixty Five Only) as on 30.09.2023 and further interest plus other expenses/ charges. Type of Possession: Physical possession	Reserve Price: Rs. 24,80,000/- (Rs. Twenty Four Lakh Eighty Thousand Only) EMD: Rs. 2,48,000/- (Rs. Two Lakh Forty Eight Thousand Only) Bid Increment Value : Rs. 25,000/- Auction Time : 01:00 PM to 01:30 PM		
				Mr. Khan Barkatullah Reyz, Mrs. Tamanna Barkatullah Khan and Mr. Aktar Imamsab Shaikh. Vasco Branch (Ph. No. 0832-2514045/ 9960214337)	Flat No. 401 Admeasuring An Area of 142.58 Square Meter on 4th Floor, Aman's Pearl Apartment, situated at Plot No 17 within jurisdiction of Chicalim Village Panchayat, Zuannagar, Taluka & Sub District of Mormugao, District of South Goa, State of Goa. East: By set back of the building, West: By set back of the building, North: By road, South: By set back of the building Rs. 39,78,585.44 (Rupees Thirty Nine Lakh Seventy Eight Thousand Five Hundred Eighty Five and Paise Forty Four Only) as on 30.09.2023 and further interest plus other expenses/ charges. Type of Possession: Symbolic possession	Reserve Price: Rs. 52,50,000/- (Rs. Fifty Two Lakh Fifty Thousand Only) EMD: Rs. 5,25,000/- (Rs. Five Lakh Twenty Five Thousand Only) Bid Increment Value : Rs. 25,000/- Auction Time : 03.30 PM to 04:00 PM
						EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, (Branch Name as mentioned in the table above), OR shall be deposited through RTGS/NEFT to credit of account Canara Bank, Regional Office, Goa A/c No.209272434 IFSC Code: CNRB0008345. Auction/bidding shall be only through "Online Electronic Bidding" through the website https://www.indianbankseauctions.com . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. For detailed terms and conditions of the same please refer the link "Sale Notice" provided in Canara Bank's website (www.canarabank.com) OR contact above Branches OR Regional Office OR the service provider M/s Canbank Computer Services Ltd, Contact Person Mr. Ramesh T.H. Mob: 8553643144, Mr. Pratap Kajjal/Mr Pakhare D.D. Mobile No.9480691777 / 9832952602 email id: eauction@ccs.co.in;ccsleauction@gmail.com Place : Panaji
		Authorized Officer, Canara Bank				

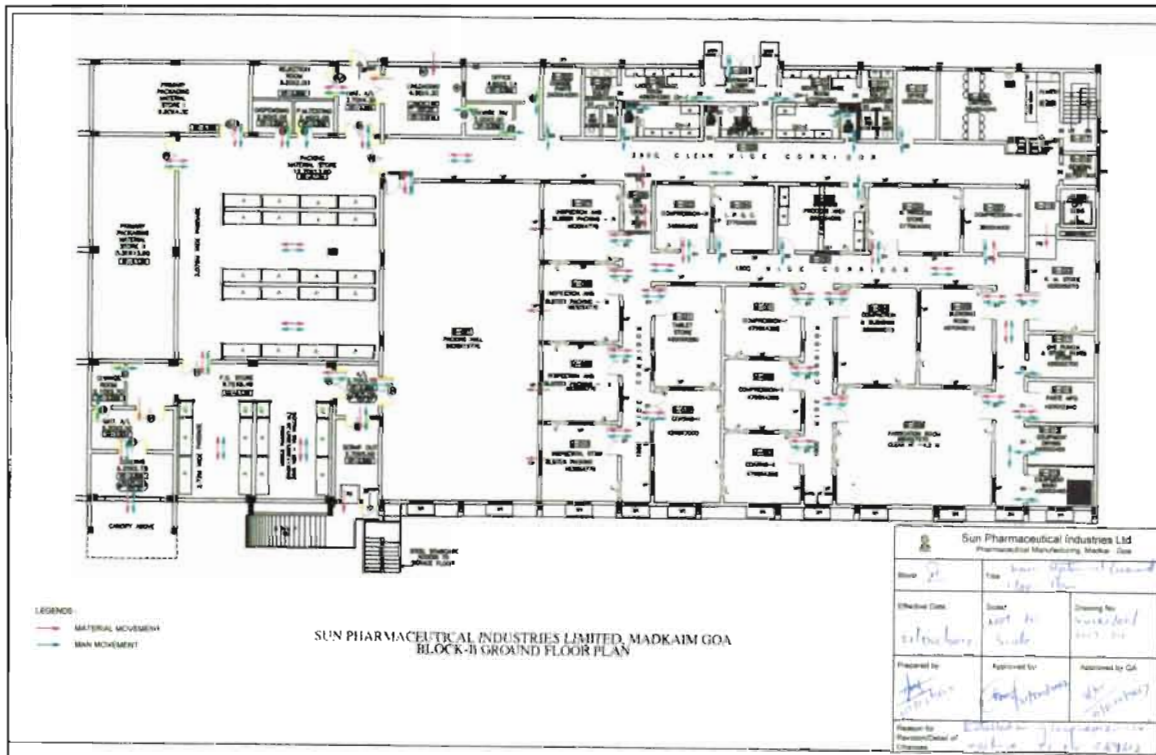
Layout Plan



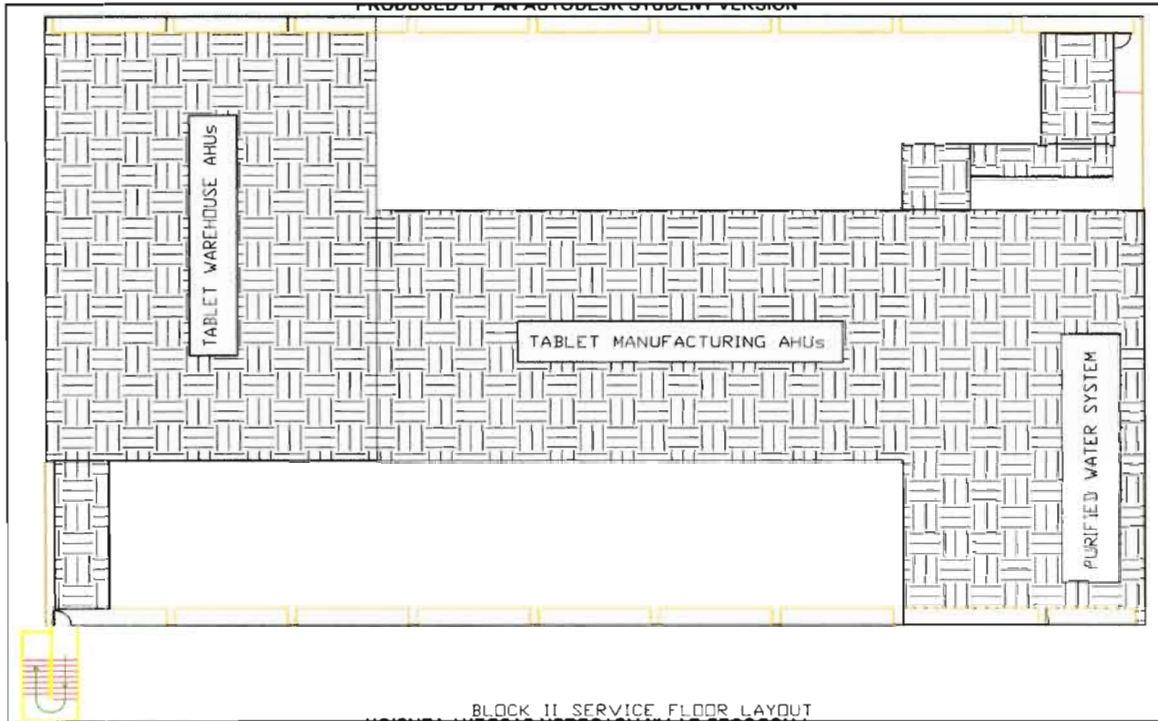
Block No.1 : First Floor Plan



Block No.2 : Ground Floor



Block No.2 : Service Floor



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232sq N A plot madkai ponda

Madka: Madkam-Goa

5 days ago

Samrat Dessai

>

Chat with seller

📞 08 444 444 [View contact](#)

Posted in

Madka: Madkam-Goa

AD ID 1753673629
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Details

Type	For Sale	Listed by	Dealer
Plot Area	232	Length	17
Breadth	16	Facing	East
Project Name	Madkai adai village ponda taluka		

Description

Plot for sale Madkai Adai ponda
Plot area 232sq ready to build with partition mutation. And sanad conversion.
Location madkai- Adai, Ponda taluka
Price 15000 psqm
Only serious buyer may contact
Contact margao real estate agent

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NA Plot for sale

Madkam, Madkam, Goa

Akshay Kunkaliker

Chat with seller

Posted in Madkam, Madkam, Goa

AD ID 1759043211

Details

Type	For Sale	Listed by	Owner
Plot Area	254		

Ad removed. [Details](#)

Description

Fully settled Roadside NA plots Within 2-3 km Madkam Industrial estate, hospital, school, college, ground, panchayat etc. Peaceful locality. Electricity, water connection easily available. No disputes, single owner. To entertain only genuine and serious buyer. Free from legal disputes. Leveling of plot already done. Ready for use plots. Rate :- 15000/- PSM.



As a result of my appraisal and analysis, it is my considered opinion that the **Fair market value of the property for banking purpose at of the above property in the prevailing condition with aforesaid specification is ₹ 33,58,93,099.00 (Rupees Thirty-Three Crore Fifty-Eight Lakh Ninety-Three Thousand Ninety-Nine Only).** The Realizable Value of the above property is ₹ 30,23,03,789.00 (Rupees Thirty Crore Twenty-Three Lakh Three Thousand Seven Hundred Eighty-Nine Only). The distress value ₹26,87,14,479.00 (Rupees Twenty-Six Crore Eighty-Seven Lakh Fourteen Thousand Four Hundred Seventy-Nine Only).

Place: Mumbai

Date: 30.01.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 16:17:13 +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, Manoj B.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 30.01.2024 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 has personally inspected the property on 15.12.2023. 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 having 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 am registered under Section 34 AB of the Wealth Tax Act, 1957.
- 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.

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The land was owned by M/s. Sun Pharmaceutical Industries Limited (Name of Proposed Purchaser: M/s. Celogen Pharma Private Limited)
2.	Purpose of valuation and appointing authority	As per the request from Central Bank of India, Khodadad 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;	Manoj B. Chalikwar – Regd. Valuer Umang Patel – Valuation Engineer Binu Surendran – 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 – 14.12.2023 Valuation Date – 30.01.2024 Date of Report – 30.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 15.12.2023
7.	Nature and sources of the information used or relied upon;	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;	Proposed development potential method is adopted for valuation. In this method we have analysed the development potential of land in terms of FSI Applicable, TDR, Fungible FSI and other development control regulations are taken into consideration. Accordingly, we have calculated development potential as a commercial cum residential project development. As the subject location is very premium for commercial showroom and residential project, we have considered the same for evaluation process. We have considered prevailing market rates for residential & commercial properties for calculation of sale price.
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 land size, location, sustained demand for industrial land, all round development of commercial and industrial 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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th January 2024** 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 advice 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 Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and Industrial land parcel admeasuring **18450.00 Sq. M.** and structures thereof. The property is owned by M/s. Max Signage Industries Pvt. Ltd. At present, the property is Owner occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by M/s. Max Signage Industries Pvt. Ltd. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

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 the client and site visit conducted, we understand that the subject property is currently owner occupied, contiguous and non-agricultural land parcel admeasuring **18450.00 Sq. M.** and structure thereof

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

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th January 2024**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

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 and **Fair market value of the property for banking purpose at ₹ 33,58,93,099.00 (Rupees Thirty-Three Crore Fifty-Eight Lakh Ninety-Three Thousand Ninety-Nine Only)**.

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For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 15:56:31 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Encl: Valuation report.



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