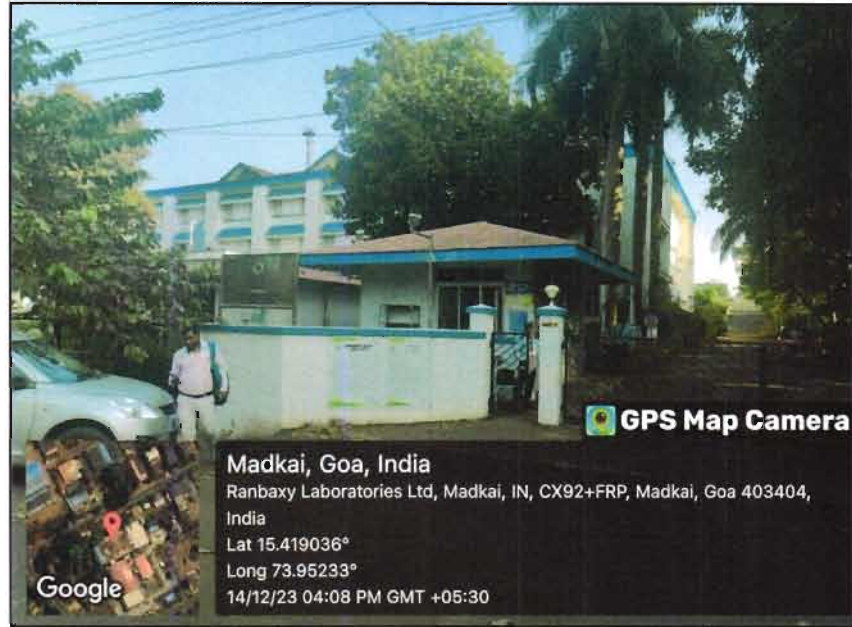


## Valuation Report of the Immovable Property



### 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 ₹ 26,29,38,662.00 (Rupees Twenty-Six Crore Twenty Nine Lakh Thirty Eight Thousand Six Hundred Sixty 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.**

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.30 11:53:41 +05'30'

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.



### 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"> <li>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.</li> <li>2. Copy of amended contract labour certificate of Registration dated 27.01.2020.</li> <li>3. Copy of Deed of Addendum / Modification dated 25.04.2018 between Goa Industrial Development Corporation &amp; M/s. Sun Pharmaceutical Industries Ltd.</li> <li>4. Copy of No objection certificate (NOC) for construction of Additional warehousing from Directorate of Industries Trade &amp; Commerce dated 07.11.2014 letter No. IND/DEV/LM/6/94/2187 in the name of M/s. Ranbaxy Laboratories Limited.</li> <li>5. Copy of Extended producer Responsibility Certificate dated 09.10.2021 issue by Goa Waste Management Corporation to M/s. Sun Pharmaceutical Industries Ltd.</li> <li>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 &amp; Emergency Services in the name of M/s. Sun Pharmaceutical Industries Ltd.</li> <li>7. Copy of payment of House Tax dated 02.06.2020 &amp; vide No. 11162 for 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 issued by Goa Industrial Development Corporation to M/s. Sun Pharmaceutical Industries Ltd.</li> <li>8. Copy of Deed of Lease dated 20.06.1996 between Goa, Daman &amp; Diu Industrial Development Corporation Croslands Research Laboratories Ltd. For 95 years from 1994.</li> <li>9. Copy of old valuation report dated 27.06.2023 and vide No. SVR 700/23 BY Sai Valuers Surveyors &amp; Associates.</li> <li>10. Copy of Asset Transfer agreement dated 15.02.2023 to Celogen Pharma Private Limited (Purchaser) from M/s. Sun Pharmaceutical Industries Limited. (seller)</li> <li>11. Copy of Building Memorandum of Understanding dated 08.03.2023 in between Celogen Pharma Private Limited (Purchaser) from M/s. Sun Pharmaceutical Industries Limited (Seller)</li> <li>12. Copy of Certified Standing Orders Under the Industrial Employment.</li> <li>13. Copy of sale plan.</li> </ol> |   |

|              |   |              |   |             |   |              |                                 |              |   |             |                                 |
|--------------|---|--------------|---|-------------|---|--------------|---------------------------------|--------------|---|-------------|---------------------------------|
|              | <p>14. Copy of Stability Certificate dated 30.10.2020 issued by Kirankumar S.Naik for Plot No. B2, B3, B4, B7 &amp; B8 S.No.17, 18 &amp; 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 &amp; 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>   |              |   |             |   |              |                                 |              |   |             |                                 |
| 4.           | <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><b>M/s. Sun Pharmaceutical Industries Limited (Name of Proposed Purchaser: M/s. Celogen Pharma Private Limited)</b></p> <p>Address: Industrial Land and Building on Plot No. B2, B3, B4, B7 &amp; B8 &amp; S.No.17, 18 &amp; 28 at Madkai Industrial Estate, Madkai, Tal-Ponda, North Goa District, Pin Code – 403 404 State - Goa, India</p> <p>Contact Person – Mr. Umesh Pawar<br/>Contact No. 9822486495 (Technical Head)<br/>Company Ownership</p>  |              |   |             |   |              |                                 |              |   |             |                                 |
| 5.           | <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 &amp; B8 &amp; S.No.17, 18 &amp; 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 &amp; 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><b>Property</b></p> <p>The industrial Building is Standing with the Ground + Two Upper Floors of Land bearing State Plot No. B2, B3, B4, B7 &amp; 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 <b>18450.00 Sq. M.</b> and considered for the purpose of valuation.</p> <p><b>Structure Details</b></p> <p><b>Block No -1</b></p> <table border="1" data-bbox="320 1680 1453 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 &amp; AHU</td> </tr> <tr> <td>Second Floor</td> <td>Service area (AHU &amp; Water Tank)</td> </tr> </table> <p><b>Block No -2</b></p> <table border="1" data-bbox="320 1877 1453 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 &amp; 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 |   |   |
| <b>BLOCK NO.1</b>   |   | <b>(Sq. M.)</b>   |
| Ground floor  |   | 2550  |
| First Floor   |   | 1514.2  |
| Second Floor  |   | 1514.20   |
| <b>BLOCK NO.2</b>   |   |   |
| 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   |
| <b>Total</b>  |   | <b>10164.91</b>   |
| 6.  | Location of property  | :   |
| a)  | Plot No. / Survey No.   | :   |
|   |   | Plot No. B2, B3, B4, B7 & B8 at Madkai Industrial Estate, Madkai, Ponda, Goa  |
| b)  | Door No.  | :   |
|   |   | Not applicable  |
| c)  | C.T.S. No. / Village  | :   |
|   |   | Village Madkai  |
| d)  | Ward / Taluka   | :   |
|   |   | Taluka Ponda  |
| e)  | Mandal / District   | :   |
|   |   | Madkai  |
| 7.  | Postal address of the property  | :   |
|   |   | 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 |
| 8.  | City / Town   | :   |
|   |   | Madkai, Ponda, Goa  |
|   | Residential area  | :   |
|   |   | No  |
|   | Commercial area   | :   |
|   |   | No  |
|   | Industrial area   | :   |
|   |   | Yes   |
| 9.  | Classification of the area  | :   |
| i)  | High / Middle / Poor  | :   |
|   |   | Middle Class  |
| ii)   | Urban / Semi Urban / Rural  | :   |
|   |   | Semi Urban  |
| 10.   | Coming under Corporation limit / Village Panchayat / Municipality   | :   |
|   |   | GIDC  |
| 11.   | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | :   |
|   |   | No  |
| 12.   | In Case it is Agricultural land, any conversion to house site plots is  | :   |
|   |   | N.A.  |

|      |  |   |   |
|------|--|---|---|
|      | contemplated   |   |   |
| 13.  | Boundaries of the property   |   | <b>As per Document</b> <b>As per Site Visits</b>  |
|      | 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   | : | <b>Total Plot area = 18450.00 Sq. M.</b>  |
| 15.  | Extent of the site considered for Valuation (least of 14A& 14B)  | : | <b>(Area as per Lease Deed &amp; Other documents)</b>                                       |
|      |  |   | <b>Structure Area</b>   |
|      |  |   | <b>(As per Factory Asset Data)</b>  |
|      |  |   | <b>BLOCK NO.1</b> (Sq. M.)  |
|      |  |   | Ground floor                      2550  |
|      |  |   | First Floor                      1514.2   |
|      |  |   | Second Floor                      1514.20   |
|      |  |   | <b>BLOCK NO.2</b>   |
|      |  |   | 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  |
|      |  |   | <b>Total</b> <b>10164.91</b>  |
| 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   | <b>CHARACTERSTICS OF THE SITE</b>  |   |   |
|      | Classification of locality   | : | Middle class  |
|      | Development of surrounding areas   | : | Under developing area   |
|      | Possibility of frequent flooding/ submerging   | : | 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   |                                 |                            |                         |
| <b>Part – A (Valuation of land)</b>     |   |                         |  |                                 |                            |                         |
| 1                                       | Size of plot  | :                       | <b>Total Plot area = 18450.00 Sq. M.<br/>(Area as per Lease Deed &amp; other documents)</b>  |                                 |                            |                         |
|   | North & South   | :                       | -  |                                 |                            |                         |
|   | East & West   | :                       | -  |                                 |                            |                         |
| 2                                       | Total extent of the plot  | :                       | <b>Total Plot area = 18450.00 Sq. M.<br/>(Area as per Lease Deed &amp; Other documents)</b>  |                                 |                            |                         |
| 3                                       | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)  | :                       | ₹ 3,000 to ₹ 4,000.00 per Sq. M. for Industrial Land<br>Details of recent transactions/online listings are attached with the report. |                                 |                            |                         |
| 4                                       | Municipal circle Rates from Government Portal (evidence thereof to be enclosed)   | :                       | ₹ 3,800.00 per Sq. M. for land   |                                 |                            |                         |
| 5                                       | Assessed / adopted rate of valuation  | :                       | As per attached the table below  |                                 |                            |                         |
|   | <table border="1"> <tr> <td><b>Land Area: 18450.00 Sq.M</b></td> <td><b>₹ 3,800.00 Per Sq.M</b></td> <td><b>₹ 7,01,10,000.00</b></td> </tr> </table>  |                         |  | <b>Land Area: 18450.00 Sq.M</b> | <b>₹ 3,800.00 Per Sq.M</b> | <b>₹ 7,01,10,000.00</b> |
| <b>Land Area: 18450.00 Sq.M</b>         | <b>₹ 3,800.00 Per Sq.M</b>  | <b>₹ 7,01,10,000.00</b> |  |                                 |                            |                         |
| 6                                       | <b>Estimated value of land</b>  | :                       | <b>₹ 7,01,10,000.00</b>  |                                 |                            |                         |
| <b>Part – B (Valuation of Building)</b> |   |                         |  |                                 |                            |                         |
| 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 <sup>nd</sup> upper floor RCC Structure<br>Block No. 2: Ground + 1st upper floor RCC Structure  |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| c) Year of construction   | :               | Block No.1: 2008 (As per site information)<br>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><b>Structure Area</b><br/><b>(As per Factory Asset Data)</b></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"><b>BLOCK NO.2</b></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 &amp; Pump Room</td> <td>225.00</td> </tr> <tr> <td>Fire Tank</td> <td>57.17</td> </tr> <tr> <td><b>Total</b></td> <td><b>10164.91</b></td> </tr> </tbody> </table> | BLOCK NO.1 | (Sq. M.) | Ground floor | 2550 | First Floor | 1514.2 | Second Floor | 1514.20 | <b>BLOCK NO.2</b> |  | 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 | <b>Total</b> | <b>10164.91</b> |
| BLOCK NO.1  | (Sq. M.)        |   |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| Ground floor  | 2550            |   |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| First Floor   | 1514.2          |   |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| Second Floor  | 1514.20         |   |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| <b>BLOCK NO.2</b>   |                 |   |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| 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           |   |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| <b>Total</b>  | <b>10164.91</b> |   |            |          |              |      |             |        |              |         |                   |  |          |        |              |         |             |         |                     |        |                        |        |           |       |              |                 |
| 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 <sup>nd</sup> upper floor RCC Structure<br>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     |

|           |  |   |   |
|-----------|--|---|---|
| <b>2.</b> | <b>Compound Wall</b>                           | : |   |
|           | Height   | : | 5'.0" High, R.C.C. columns with B. B. Masonry wall. |
|           | Length   | : |   |
|           | Type of construction                           | : |   |
| <b>3.</b> | <b>Electrical installation</b>                 | : |   |
|           | 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                                 | : | -   |
| <b>4.</b> | <b>Plumbing installation</b>                   | : |   |
|           | 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.)      |                         | (₹)                        |                                | (₹)                                     | (₹)            | (₹)                                      | (₹)  |
| <b>BLOCK NO.1</b>   |               |                         |                            |                                |   |                |  |  |
| Ground floor        | 2550          | 60.00                   | 25,000.00                  | 15.00                          | 19,375.00                               | 1,43,43,750.00 | 4,94,06,250.00                           | 6,37,50,000.00                               |
| First Floor         | 1514.2        | 60.00                   | 25,000.00                  | 15.00                          | 19,375.00                               | 85,17,375.00   | 2,93,37,625.00                           | 3,78,55,000.00                               |
| Second Floor        | 1514.20       | 60.00                   | 25,000.00                  | 15.00                          | 19,375.00                               | 85,17,375.00   | 2,93,37,625.00                           | 3,78,55,000.00                               |
| <b>BLOCK NO.2</b>   |               |                         |                            |                                |   |                |  |  |
| Basement            | 426.25        | 60.00                   | 25,000.00                  | 18.00                          | 18,250.00                               | 28,77,187.00   | 77,79,063.00                             | 1,06,56,250.00                               |
| Ground floor        | 1751.75       | 60.00                   | 25,000.00                  | 18.00                          | 18,250.00                               | 1,18,24,312.00 | 3,19,69,438.00                           | 4,37,93,750.00                               |
| First Floor         | 1251.25       | 60.00                   | 25,000.00                  | 18.00                          | 18,250.00                               | 84,45,937.00   | 2,28,35,313.00                           | 3,12,81,250.00                               |
| Other Built Up Area | 932.26        | 60.00                   | 25,000.00                  | 18.00                          | 18,250.00                               | 62,92,755.00   | 1,70,13,745.00                           | 2,33,06,500.00                               |

|                        |                 |       |           |       |           |                       |                        |                        |
|------------------------|-----------------|-------|-----------|-------|-----------|-----------------------|------------------------|------------------------|
| Water Tank & Pump Room | 225.00          | 60.00 | 25,000.00 | 18.00 | 18,250.00 | 15,18,750.00          | 41,06,250.00           | 56,25,000.00           |
| Fire Tank              | 57.17           | 60.00 | 25,000.00 | 18.00 | 18,250.00 | 3,85,897.00           | 10,43,353.00           | 14,29,250.00           |
| <b>Total</b>           | <b>10164.91</b> |       |           |       |           | <b>6,23,37,441.00</b> | <b>19,28,28,662.00</b> | <b>25,41,22,750.00</b> |

|                        |                                      |   |                                      |
|------------------------|--------------------------------------|---|--------------------------------------|
| 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      | : |                                      |
|                        | <b>Total</b>                         |   |                                      |

|                      |                                 |   |                                      |
|----------------------|---------------------------------|---|--------------------------------------|
| 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                   | : |                                      |
|                      | <b>Total</b>                    |   |                                      |

|                          |                            |   |                                      |
|--------------------------|----------------------------|---|--------------------------------------|
| 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           | : |                                      |
|                          | <b>Total</b>               |   |                                      |

|                     |                              |   |                                      |
|---------------------|------------------------------|---|--------------------------------------|
| 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                     | : |                                      |
|                     | <b>Total</b>                 |   |                                      |

#### 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        | 19,375.00 | 10,80,81,500.00        |
| Block No.2 Structure (RCC) | 4643.68        | 18,250.00 | 8,47,47,162.00         |
| <b>Total</b>               |                |           | <b>19,28,28,662.00</b> |

**Total abstract of the entire property**

|                |                         |   |                   |
|----------------|-------------------------|---|-------------------|
| Part – A       | Land                    | : | ₹7,01,10,000.00   |
| Part – B       | Building                | : | ₹ 19,28,28,662.00 |
| Part – C       | Land Development        | : |                   |
| Part – D       | Amenities               | : |                   |
| Part – E       | Pavement                | : |                   |
| Part – F       | Services                | : |                   |
|                | Total Fair Market Value | : | ₹ 26,29,38,662.00 |
|                | Total Realizable value  | : | ₹ 23,66,44,796.00 |
|                | Total Distress value    | : | ₹ 21,03,50,930.00 |
|                | Total Insurable value   | : | ₹ 25,41,22,750.00 |
| <b>Remarks</b> |                         |   |                   |

Proposed development potential method is adopted for valuation. In this method we have analysed the development potential of land in terms of FSI Applicable and other development control regulations are taken into consideration. Accordingly, we have calculated development potential as a Industrial project development. As the subject location is very premium for Industrial project, we have considered the same for evaluation process.

We have considered prevailing market rates Industrial properties for calculation of sale price.

Think.Innovate.Create

## Actual Site Photographs



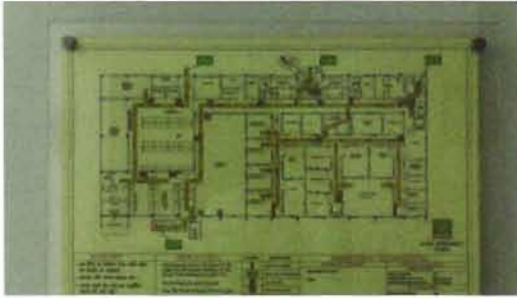






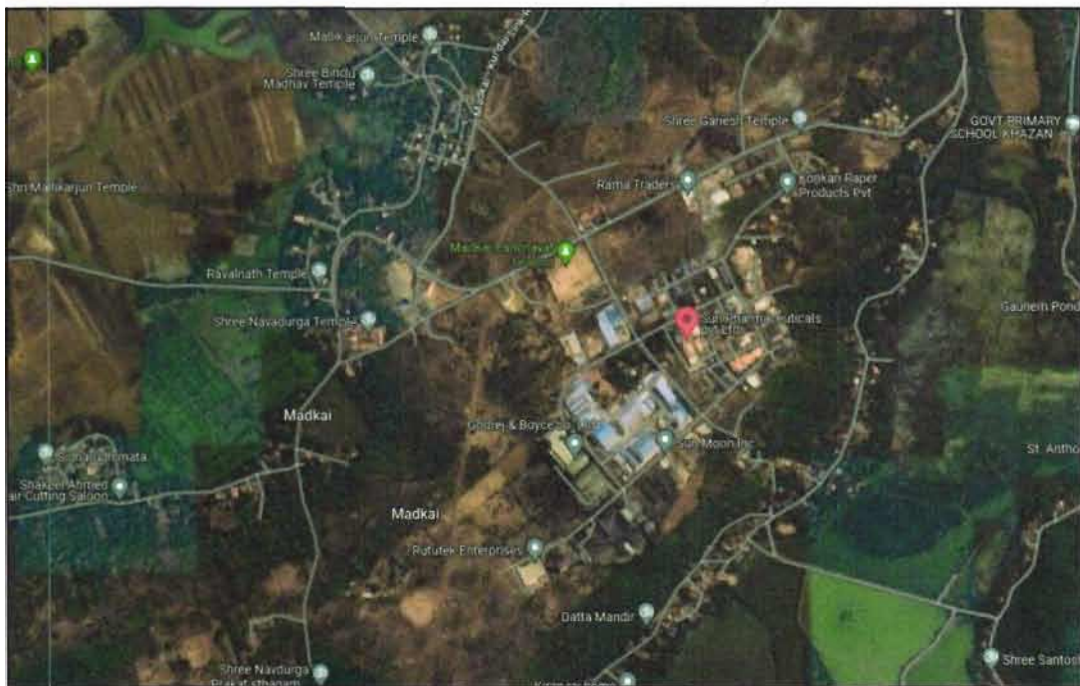
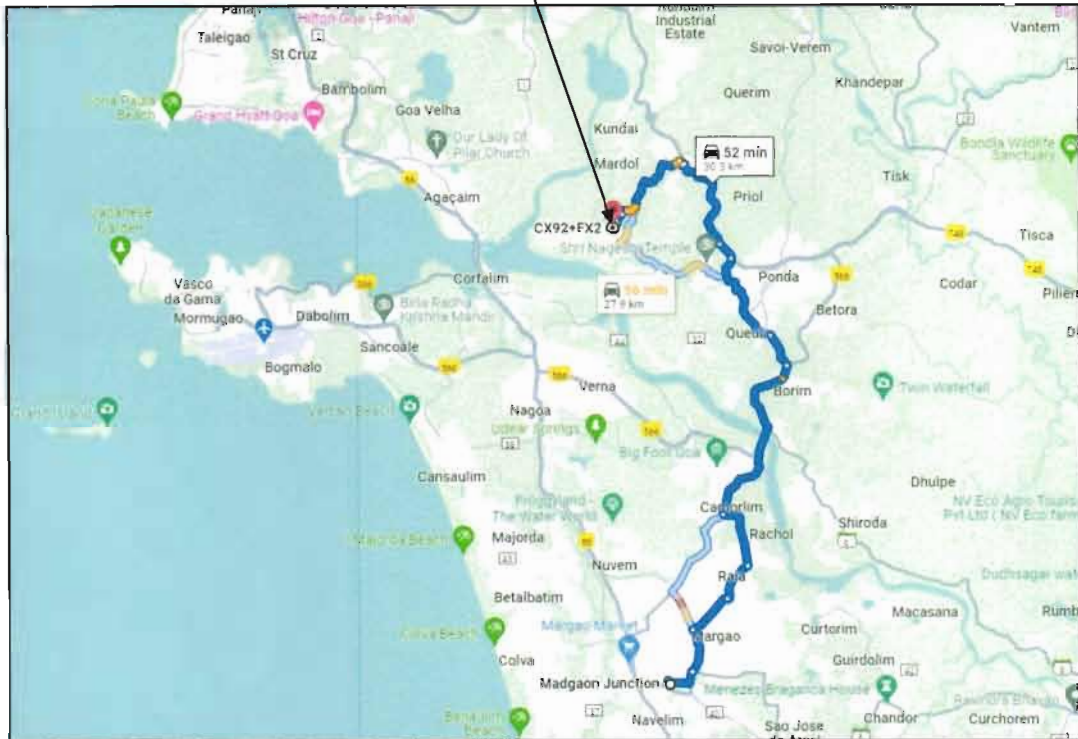






## Route Map of the property

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.)

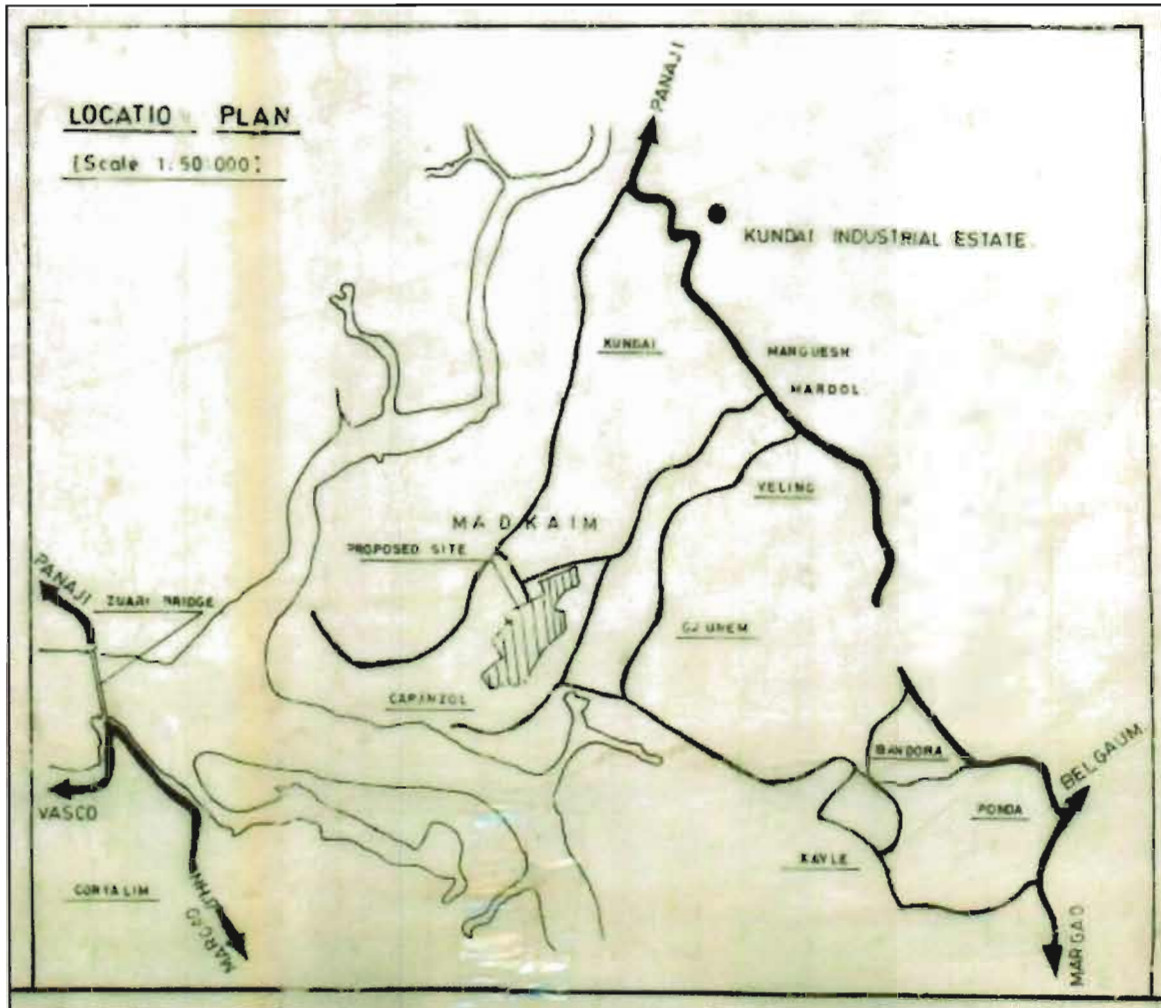
## Ready Reckoner Rates

### GOA-IDC PLOTS RATES

Ref: Resolution No. 16/2022 of 380<sup>th</sup> 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 <sup>2</sup> in Rs. as per 371 <sup>st</sup> 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.     | Panchawadi                    | 1690/-  | 1780/-                             |
| 22.     | Latambarcem                   | 3550/-  | 3730/-                             |

### Madkaim Industrial Estate Location Map from GIDC Site




Think.Innovate.Create


### 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](mailto: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 IRFB 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](https://eprocure.goa.gov.in),  
GIDC contact : +91 8799845902, email: [eauctiongdc@gmail.com](mailto: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**

|  <b>Canara Bank</b>  |   | <b>Regional Office Goa, First Floor, Mathias Plaza, 18th June Road, Panaji-403001</b><br><b>Ph: 0832-2220324, Mob: 7666994835, 9820099140</b><br><b>Email: nparogoa@canarabank.com. Email Id : rmrogoa@canarabank.com</b> |  |
|---|---|---|--|
| <b>E- AUCTION SALE NOTICE</b> 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"  |   |   |  |
| <b>Auction date 27.11.2023, Last date of deposit EMD &amp; Time : 24-11-2023 05:00 pm.</b>  |   |   |  |
| 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. Vinisha Vinay Gauns and Kishori Shyam Sman. Ponda Branch (Ph. No. 7714060979/ 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 (E0/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.<br>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<br>3) Machinery of Manufacturing of pet bottles<br>4) Machinery of RO water filling unit<br><br><b>Rs. 6,31,43,729.17</b> (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<br><b>Type of Possession: Physical Possession</b> | 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/-<br>Auction Time : 11.30 am to 12.00 pm  | 2. Bid Increment Value : Rs. 1,00,000/-<br>Auction Time : 12.00 pm to 12.30 pm |
|   |   | Bid Increment Value Sr.No. 3 & 4 : Rs.20,000/-<br>Auction Time Sr.No.3 & 4: 12.30 pm to 1.00 pm   |  |
| Mr. Bareman Chapparband & Mrs. Alambi Bareman Chapparband Abhay Kumar R Patil Curchoarem Branch (Ph. No. 9579011225/ 0832-2650504)  | Flat No F4 on first floor of the building named 'Curchoarem Trade Centre' is located abutting the main road Council Road from Railway station towards building ward of Curchoarem within Curchoarem town within 1/2 km from market centre opposite a ice factory lies in Sy No. 224/4A and 3A of village Curchoarem and situated within CMC Boundaries: East: By Open Space, West: by flat No R F-3, North: By Open Space, South: By Open Space<br><br><b>Rs. 24,76,580.65</b> (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. <b>Type of Possession: Physical possession</b>   | <b>Reserve Price: Rs. 24,80,000/-</b><br>(Rs. Twenty Four Lakh Eighty Thousand Only)  |  |
|   |   | <b>EMD: Rs. 2,48,000/-</b><br>(Rs. Two Lakh Forty Eight Thousand Only)  |  |
|   |   | <b>Bid Increment Value : Rs. 25,000/-</b><br><b>Auction Time : 01:00 PM to 01:30 PM</b>   |  |
| Mr. Khan Barkatullah Reysz, Mrs. Tamanna Barkatullah Khan and Mr. Akhtar Imambab 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<br><br><b>Rs. 39,79,585.44</b> (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. <b>Type of Possession: Symbolic possession</b>   | <b>Reserve Price: Rs. 52,50,000/-</b><br>(Rs. Fifty Two Lakh Fifty Thousand Only)   |  |
|   |   | <b>EMD: Rs. 5,25,000/-</b><br>(Rs. Five Lakh Twenty Five Thousand Only)   |  |
|   |   | <b>Bid Increment Value : Rs. 25,000/-</b><br><b>Auction Time : 03.30 PM to 04:00 PM</b>   |  |
| 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 <a href="https://www.indianbankseuctions.com">https://www.indianbankseuctions.com</a> . 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 ( <a href="http://www.canarabank.com">www.canarabank.com</a> ) 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: sauction@ccsl.co.in,ccsleaction@gmail.com |   |   |  |
| Place : Panaji  |   |   | Authorized Officer, Canara Bank  |

**RFB for E Tender Cum E auction of Prime Industrial Plot in The Year 2022****RFB for e-tender cum e-auction of Prime Industrial Plots at Verna, Goa by Goa IDC****Schedule of Opening of online Bids & E-auction:**

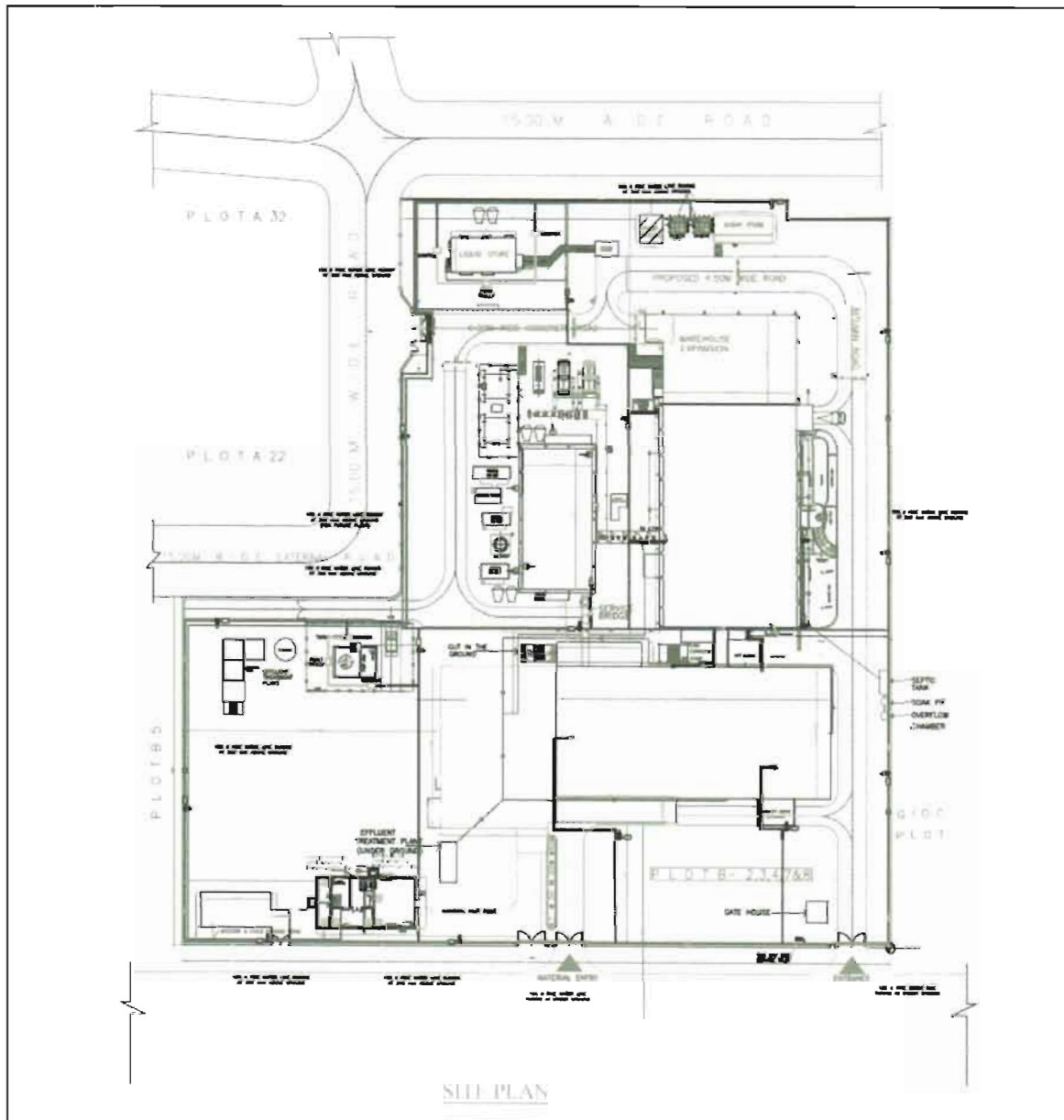
| Event Description                  | Day   | Date for Bid Opening (Technical & Financial Bid) & e-auction | Time for Bid Opening (Technical & Financial Bid)  | Time Slot for e-auction on each day | Slot Time on each day                                  |
|------------------------------------|-------|--|---|-------------------------------------|--|
| Opening of online Bids & E-auction | Day 1 | <u>10/10/2022</u>  | Technical Bid: 10:00 AM (IST)<br><br>Financial Bid: 12:00 PM (IST) (of Technically Qualified Bids only) | Slot 1                              | Start Time: 1400 Hrs (IST)<br>End Time: 1430 Hrs (IST) |
|                                    | Day 2 | <u>11/10/2022</u>  |   | Slot 2                              | Start Time: 1500 Hrs (IST)<br>End Time: 1530 Hrs (IST) |
|                                    | Day 3 | <u>12/10/2022</u>  |   | Slot 3                              | Start Time: 1600 Hrs (IST)<br>End Time: 1630 Hrs (IST) |
|                                    | Day 4 | <u>13/10/2022</u>  |   | Slot 4                              | Start Time: 1700 Hrs (IST)<br>End Time: 1730 Hrs (IST) |
|                                    | Day 5 | <u>14/10/2022</u>  |   |                                     |  |

**Details of Plots, Base Rate / Premium, EMD, Participation Fee and e-auction Slots:**

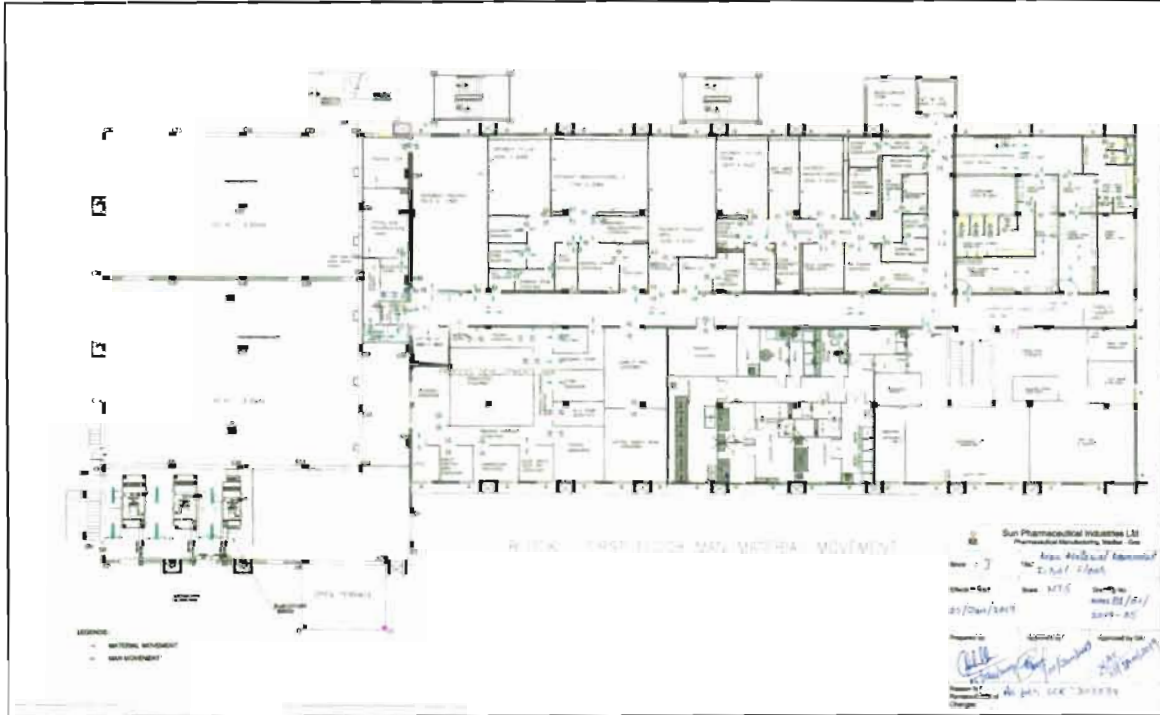
| S. No                     | Plot No. | Area of Plot in Sq. Mts. | Base Rate per Sq. Mt. | Base Premium Price of Plot in INR | EMD in INR  | Bid Participation Fee (Tender Fee) in INR including GST<br><br>(Non - Refundable) | Time Slot for e-auction |
|---------------------------|----------|--------------------------|-----------------------|-----------------------------------|-------------|---|-------------------------|
| <b>DAY 1 (10/10/2022)</b> |          |                          |                       |                                   |             |   |                         |
| 1                         | I-14     | 35983                    | 5700                  | 20,51,60,100                      | 1,02,58,000 | 17,700  | Slot 1                  |
| 2                         | I-24A    | 4030                     | 5700                  | 2,29,71,000                       | 11,48,550   | 17,700  | Slot 1                  |
| 3                         | I-16     | 45000                    | 5700                  | 25,65,00,000                      | 1,28,25,000 | 17,700  | Slot 2                  |
| 4                         | I-23     | 25850                    | 5700                  | 14,73,45,000                      | 73,67,250   | 17,700  | Slot 2                  |
| 5                         | I-19     | 30000                    | 5700                  | 17,10,00,000                      | 85,50,000   | 17,700  | Slot 3                  |
| 6                         | I-26     | 26500                    | 5700                  | 15,10,50,000                      | 75,52,500   | 17,700  | Slot 3                  |
| 7                         | I-28     | 1300                     | 5700                  | 85,50,000                         | 4,27,500    | 10,089  | Slot 4                  |
| 8                         | I-24II   | 1425                     | 5700                  | 81,22,500                         | 4,06,125    | 9,585   | Slot 4                  |
| <b>DAY 2 (11/10/2022)</b> |          |                          |                       |                                   |             |   |                         |
| 9                         | I-15     | 37500                    | 5700                  | 21,37,50,000                      | 1,06,87,500 | 17,700  | Slot 1                  |
| 10                        | I-17     | 45000                    | 5700                  | 25,65,00,000                      | 1,28,25,000 | 17,700  | Slot 1                  |
| 11                        | I-18     | 30000                    | 5700                  | 17,10,00,000                      | 85,50,000   | 17,700  | Slot 2                  |
| 12                        | I-21     | 25175                    | 5700                  | 14,34,97,500                      | 71,74,875   | 17,700  | Slot 2                  |



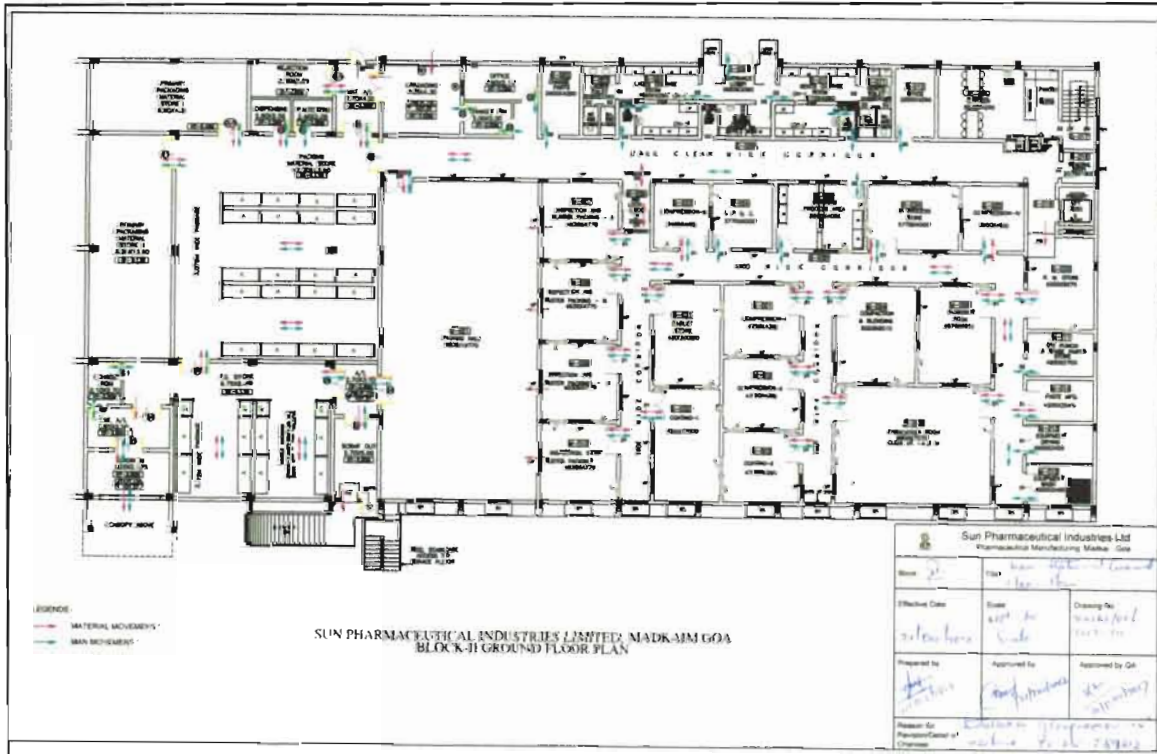
## Layout Plan



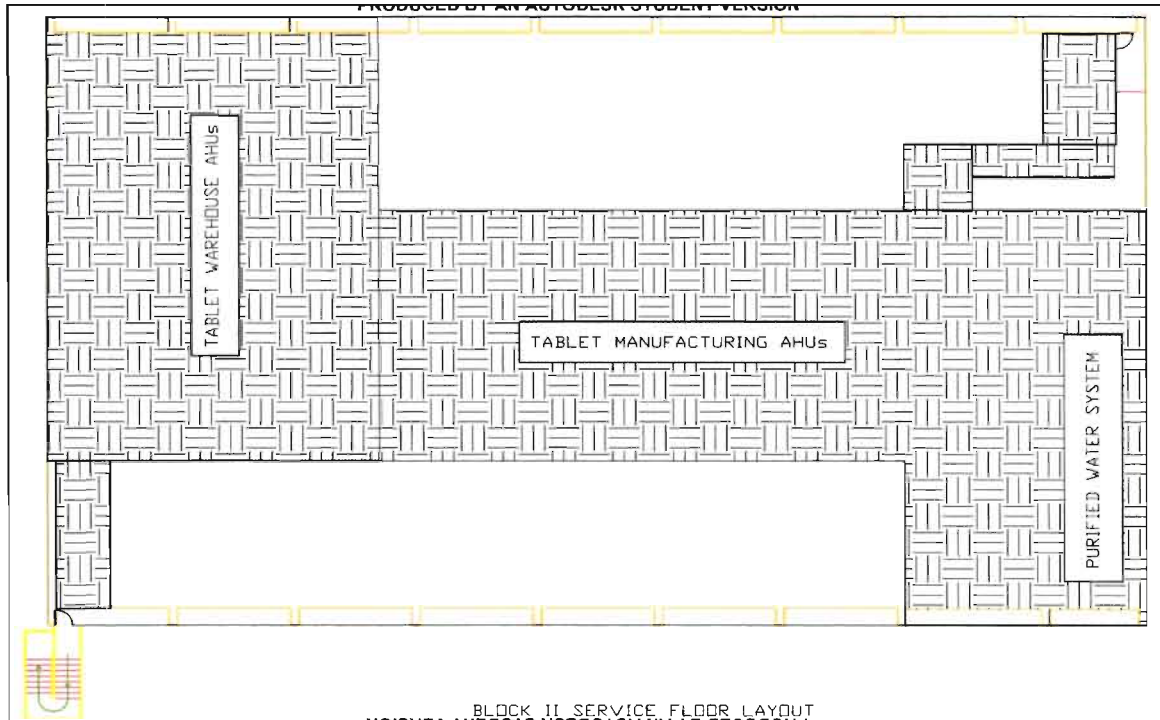
### Block No.1 : First Floor Plan



### Block No.2 : Ground Floor



### Block No.2 : Service Floor



Think.Innovate.Create

## Price Indicator

[Find Cars, Mobile Phones and more](#)

Only in Lands & Plots

ENGLISH
Login
+ SELL

**TIRUN** Tirun Travel Marketing
Book Now

Shot on OnePlus  
Powered by Good Camera

### ₹ 34,80,000

232sq N A plot madkai ponds

Madka: Margam-Soa 3 days ago

**Samrat Dessai**

Chat with seller

Posted in

Madka: Margam-Soa

A0 ID 1753673629 REPORT THIS AD

**Details**

|              |                                  |           |        |
|--------------|----------------------------------|-----------|--------|
| Type         | For Sale                         | Listed by | Dealer |
| Plot Area    | 232                              | Length    | 17     |
| Breadth      | 15                               | Facing    | East   |
| Project Name | Madkai adai village ponds teluka |           |        |

**Description**

Plot for sale Madkai Adai ponds  
 Plot area 232ac ready to build with partition mutation. And sanad conversion.  
 Location madkai Adai. Fonda taluka.  
 Price 15000 psm  
 Only serious buyer may contact  
 Contact margao real estate agent

**Delivering power efficiency**

Sponsored by Vinodhini Edu-Pre

READ MORE

Think. Innovate. Create.

## Vastukala Consultants (I) Pvt. Ltd.


An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)

## Price Indicator

**OLX**    Only in Lands & Plots  [Login](#)


[Home](#) > [Properties](#) > [Lands & Plots](#) > [Lands & Plots in Goa](#) > [Lands & Plots in Madkaim](#) > [Lands & Plots in Madkaim](#) > [NA Plot for sale](#)



### Samarth Aura | Phase - 2

Step into your joyful heaven. Starting at ₹149/sq.ft


Ashapura Realtors [Open >](#)



**₹ 15,000**

NA Plot for sale

Madkaim, Madkaim, Goa

 **Akshay Kunkaliker**

[Chat with seller](#)

**Posted in**

Madkaim, Madkaim, Goa

AD ID 1759043211

**Details**

|           |          |            |       |
|-----------|----------|------------|-------|
| Type      | For Sale | Limited by | Owner |
| Plot Area | 254      |            |       |

[Ad removed](#) [Details](#)

**Description**

Fully settled Roadside NA plots Within 2-3 km Madkaim 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 ₹ 26,29,38,662.00 (Rupees Twenty-Six Crore Twenty-Nine Lakh Thirty-Eight Thousand Six Hundred Sixty-Two Only)**. The Realizable Value of the above property is ₹ 23,66,44,796.00 (Rupees Twenty-Three Crore Sixty-Six Lakh Forty-Four Thousand Seven Hundred Ninety-Six Only). The distress value ₹21,03,50,930.00 (Rupees Twenty-One Lakh Three Lakh Fifty Thousand Nine Hundred and Thirty Only).

Place: Mumbai

Date: 30.01.2024

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: 2024.01.30 11:54:06 +05'30'

Auth. Sign.

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.

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.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





|    | <b>Particulars</b>   | <b>Valuer comment</b>  |
|----|--|--|
| 1. | Background information of the asset being valued;                                  | The land was owned by <b>M/s. Sun Pharmaceutical Industries Limited (Name of Proposed Purchaser: M/s. Celogen Pharma Private Limited)</b>  |
| 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<br>Umang Patel – Valuation Engineer<br>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<br>Valuation Date – 30.01.2024<br>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<br>Ready Reckoner rates / Circle rates<br>Online search for Registered Transactions<br>Online Price Indicators on real estate portals<br>Enquiries with Real estate consultants<br>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.<br>Accordingly, we have calculated development potential as a commercial cum residential project development.<br>As the subject location is very premium for commercial showroom and residential project, we have considered the same for evaluation process.<br>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   |

Think.Innovate.Create

## Assumptions, Disclaimers, Limitations & Qualifications

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **30<sup>th</sup> 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 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 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.

### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### **Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### **Area**

Based on the information provided by the Client's representative, we understand that the subject property is contiguous and Industrial land parcel admeasuring **18450.00 Sq. M.** and structure thereof.

### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Proposed development potential Method and proposed Highest and Best Use model is used for analysing development potential.

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.

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 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

Think.Innovate.Create



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



### 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 ₹ 26,29,38,662.00 (Rupees Twenty-Six Crore Twenty Nine Lakh Thirty Eight Thousand Six Hundred Sixty Two Only).**

Think.Innovate.Create

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

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.30 11:54:17 +05'30'

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.



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)

