

## Valuation Report of the Immovable & Movable Property



### Details of the property under consideration:

Name of Owner: **M/s. Eskay Dyestuffs And Organic Chemicals Private Limited**

Industrial Land & Building on Plot No. 6, "Kurla Industrial Estate", Near Gausiya Hall, Nari Seva Sadan Road, Narayan Nagar, Ghatkopar (West), Mumbai – 400 086, State - Maharashtra, Country – India

Longitude Latitude: 19°05'18.8"N 72°53'42.3"E

### Valuation Prepared for:

**State Bank of India  
SME Ghatkopar**

Hotel Roa Building, LBS Marg, Ghatkopar (West), Mumbai - 400 086,  
State - Maharashtra, Country - India.



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



## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. 6, "**Kurla Industrial Estate**", Near Gausiya Hall, Nari Seva Sadan Road, Narayan Nagar, Ghatkopar (West), Mumbai – 400 086, State - Maharashtra, Country – India belongs to **M/s. Eskay Dyestuffs And Organic Chemicals Private Limited**.

Boundaries of the property.

North	:	Shed No. 7 (Everest Masala)
South	:	Shed No. 5 (Merino Laminates)
East	:	Mahindra, Internal Road
West	:	Internal Road

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 valued for this particular purpose at **₹ 24,93,27,390.00 (Rupees Twenty Four Crore Ninety Three Lakh Twenty Seven Thousand Three Hundred Ninety Only)**.

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

Hence certified

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cm@vastukala.org,  
c=IN  
Date: 2024.02.21 17:53:31 +05'30

Auth. Sign.



**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2019/11744  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2021-22/85/13  
Encl: Valuation report.



### Our Pan India Presence at :

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**SME Ghatkopar Branch**  
 Hotel Roa Building, LBS Marg,  
 Ghatkopar (West), Mumbai - 400 086  
 State – Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF LAND & BUILDING)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, SME Ghatkopar, to assess Fair market value of the property for banking purpose.
2.	a)	Date of inspection : 08.02.2024
	b)	Date on which the valuation is made : 21.02.2024
3.	List of documents produced for perusal	
	i) Copy of Sale Deed dated 05.04.1988 between The Bombay – Co. Op. Industrial Estate Limited (Society) & M/s. Eskay Dyestuffs And Organic Chemicals Private Limited (Licensee). ii) Copy of Building Completion Certificate vide No. CE / 1860 / BPES / AN dated 17.04.1995 issued by BMC. iii) Copy of Property Tax for the year 2022-2023 in the name of M/s. Eskay Chemical Corporate iv) Copy of Insurance Policy vide No. 1112001123400000020 dated 26.09.2023 from 26.09.2023 12:00:01 AM to 25.09.2024 11:59:59 PM issued by New India Assurance Co. Ltd. v) Copy of Electricity Bill dated 05.02.2024 in the name of M/s. Eskay Dyestuffs And Organic Chemicals Private Limited. vi) Copy of Approved Plan accompanied O.C.C. vide No. CE / 1860 / BPES / AN dated 17.04.1995 issued by BMC.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<b>M/s. Eskay Dyestuffs And Organic Chemicals Private Limited</b>  Address – Industrial Land & Building on Plot No. 6, “ <b>Kurla Industrial Estate</b> ”, Near Gausiya Hall, Nari Seva Sadan Road, Narayan Nagar, Ghatkopar (West), Mumbai – 400 086, State - Maharashtra, Country – India.  Contact Person – Mr. Ashok Udeshi (Chief Accountant) Contact No.: 83692 711138  Pvt. Ltd. Co. Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	
	<b>Property</b>	

The property is land and building located in a developed area having good infrastructure, well connected by road and train. It is located at about 2.3 KM. from Ghatkopar Railway Station.

This property is in the form of industrial land along with building situated in Kurla Industrial Area. The area is having all basic infrastructure facilities such as good approached Roads, water supply, electricity etc.

#### **Plot**

The plot under valuation is leasehold land for the period of 999 years computed from 01.05.1970. Balance lease period is 945 years. **As per Conveyance Deed plot area is 1,869.00 Sq. Yards i.e. 1,562.72 Sq. M., which is considered for valuation.**

#### **Structure**

At the time of visit we found one RCC framed structures of Ground + Mezzanine + 1 upper floor with RCC slab, having 1 Goods lift. Details of the same are as under:

Particular	Specification	Constructed Area (Sq. Ft.)
Ground floor	Working Area, Production Area. Production site 23' height and part section 11'	7,012.00
Mezzanine	2 Cabins, 1 Laboratory. 11' height	2,244.00
First floor	Stock Material Area, 1 Toilet. 14' height	7,012.00
Ancillary structure at compound	2 toilets	-

**As per Approved Plan Built up area are as under and considered for valuation:**

Particular	Built Up Area (Sq. M.)
Ground floor	651.00
Mezzanine	198.00
First floor	651.00

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 6, CTS No. 190/8
	b) Door No.	:	Not applicable
	c) T.S. No. / Village	:	Village – Kirol Kura
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai
7.	Postal address of the property	:	Industrial Land & Building on Plot No. 6, “ <b>Kurla Industrial Estate</b> ”, Near Gausiya Hall, Nari Seva Sadan Road, Narayan Nagar, Ghatkopar (West), Mumbai – 400 086, State - Maharashtra, Country – India
8.	City / Town	:	City
	Residential area	:	Yes
	Commercial area	:	No



	Industrial area	:	Yes	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai.	
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 contemplated	:	N.A.	
13.	Boundaries of the property		<b>Actual</b>	<b>As per document</b>
	North	:	Shed No. 7 (Everest Masala)	Factory Plot of Shed No. 7 of M/s. Kumar Engineering Stores
	South	:	Shed No. 5 (Merino Laminates)	Factory Plot of Shed No. 5 of M/s, Polytex Industries
	East	:	Mahindra , Internal Road	Factory Compound of M/s. Mahindra & Mahindra Ltd.
	West	:	Internal Road	Internal Road of the estate
14.1	Dimensions of the site		N. A. as the plot under consideration is irregular in shape.	
			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°05'18.8"N 72°53'42.3"E	
14.	Extent of the site	:	Plot area = 1,562.72 Sq. M.	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(Area as per Conveyance Deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied	
II	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Developed area	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For industrial purpose	
8.	Any usage restriction	:	Industrial	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan accompanied O.C.C. vide	

		No. CE / 1860 / BPES / AN dated 17.04.1995 issued by BMC
10.	Corner plot or intermittent plot?	: Intermittent
11.	Road facilities	: Yes
12.	Type of road available at present	: Tar Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	: More than 20 ft.
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: Available
16.	Underground sewerage system	: Provided
17.	Is Power supply is available in the site	: Available
18.	Advantages of the site	: Located in developed area
19.	<b>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)</b>	: No
<b>Part – A (Valuation of land)</b>		
1	Size of plot	: Plot area = 1,562.72 Sq. M. (Area as per Conveyance Deed)
	North & South	: -
	East & West	: -
2	Total extent of the plot	: Plot area = 1,562.72 Sq. M. (Area as per Conveyance Deed)
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 1,48,000.00 to ₹ 1,52,000.00 per Sq. M.  Details of recent transactions/online listings are attached with the report.
4	Guidelines Rates from Government Portal ( an evidence thereof to be enclosed)	: ₹ 31,510.00 per Sq. M.
5	Assessed / adopted rate of valuation	: ₹ 1,50,000.00 per Sq. M. including land development such as plot levelling, plot filling, Toilets, Security Cabin, M.S. gate, Compound wall and other miscellaneous items.
6	<b>Estimated value of land</b>	: <b>₹ 23,44,08,000.00</b>
<b>Part – B (Valuation of Building)</b>		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Industrial
	b) Type of construction (Load bearing / RCC / Steel Framed)	: As per Brief Description
	c) Year of construction	: 1995 (As per Building Completion Certificate)
	d) Number of floors and height of each floor including basement, if any	: Ground + Mezzanine + 1 upper floor
	e) Plinth area floor-wise	:
	At the time of visit we found one RCC framed structures of Ground + Mezzanine + 1 upper floor with RCC slab, having 1 Goods lift. Details of the same are as under:	

Particular	Specification	Constructed Area (Sq. Ft.)
Ground floor	Working Area, Production Area. Production site 23' height and part section 11'	7,012.00
Mezzanine	2 Cabins, 1 Laboratory. 11' height	2,244.00
First floor	Stock Material Area, 1 Toilet. 14' height	7,012.00
2 toilets and security cabin at compound	-	-

As per Approved Plan Built up area are as under and considered for valuation:

Particular	Built Up Area (Sq. M.)
Ground floor	651.00
Mezzanine	198.00
First floor	651.00

f) Condition of the building	:	
i) Exterior – Excellent, Good, Normal, Poor	:	Good
ii) Interior – Excellent, Good, Normal, Poor	:	Good
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan accompanied O.C.C. vide No. CE / 1860 / BPES / AN dated 17.04.1995
h) Approved map / plan issuing authority	:	BMC
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	: RCC
2.	Basement	: Not found
3.	Superstructure	: RCC framed structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: MS Rolling shutter, Teakwood flush doors, MS gate.
5.	RCC Works	: Slab, chhajja etc.
6.	Plastering	: Cement
7.	Flooring, Skirting, dado	: Koba, Vitrified, Cement flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	: Not found
9.	Roofing including weather proof course	: AC sheet roof
10.	Drainage	: By Municipal Drainage.
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: 7 to 8 ft. (Approx.)
	Length	: Across the boundary of land.

	Type of construction	:	Brick wall.
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	Partly concealed and partly industrial wiring.
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	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

S. No	Particulars of item	Measured Area In	Age of building	Estimated replacement rate of construction	Replacement Value	Depreciation	Net Value after depreciation
		(Sq. M)		(₹)	(₹)	(₹)	(₹)
1.	Ground	651.00	29	18,000.00	1,17,18,000.00	50,97,330.00	66,20,670.00
2.	Mezzanine	198.00	29	15,000.00	29,70,000.00	12,91,950.00	16,78,050.00
3.	First	651.00	29	18,000.00	1,17,18,000.00	50,97,330.00	66,20,670.00
	<b>TOTAL</b>				<b>2,64,06,000.00</b>	<b>1,14,86,610.00</b>	<b>1,49,19,390.00</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	
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	1,562.72	31,510.00	4,92,41,307.00
Structure	As per valuation table		1,49,19,390.00
<b>Total</b>			<b>6,41,60,697.00</b>

Part – A	Land	: ₹ 23,44,08,000.00
Part – B	Building	: ₹ 1,49,19,390.00
Part – C	Compound wall	:
Part - D	Amenities	:
Part – E	Pavement	:
Part – F	Services	:
	<b>Fair Market Value</b>	: ₹ 24,93,27,390.00
	<b>Realizable Value</b>	: ₹ 22,43,94,651.00
	<b>Distress Sale Value</b>	: ₹ 19,94,61,912.00
	<b>Insurance Value</b>	: ₹ 1,26,81,482.00
<b>Remarks</b>	For the purpose of valuation, we have considered plot area as per Conveyance Deed and Built up area as per Building Completion Certificate.	

### Total abstract of the entire property

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, and government buildings.

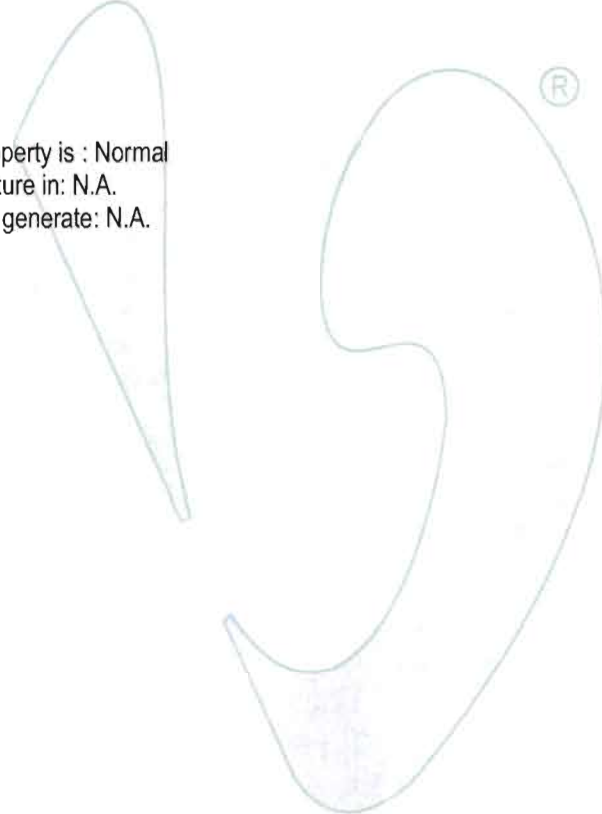
Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is an industrial land and building thereof, we have adopted Cost approach / Land And Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 1,48,000.00 to ₹ 1,52,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc.

We estimate ₹ 1,50,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

The saleability of the property is : Normal  
Likely rental values in future in: N.A.  
Any likely income it may generate: N.A.



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## Actual Site Photographs

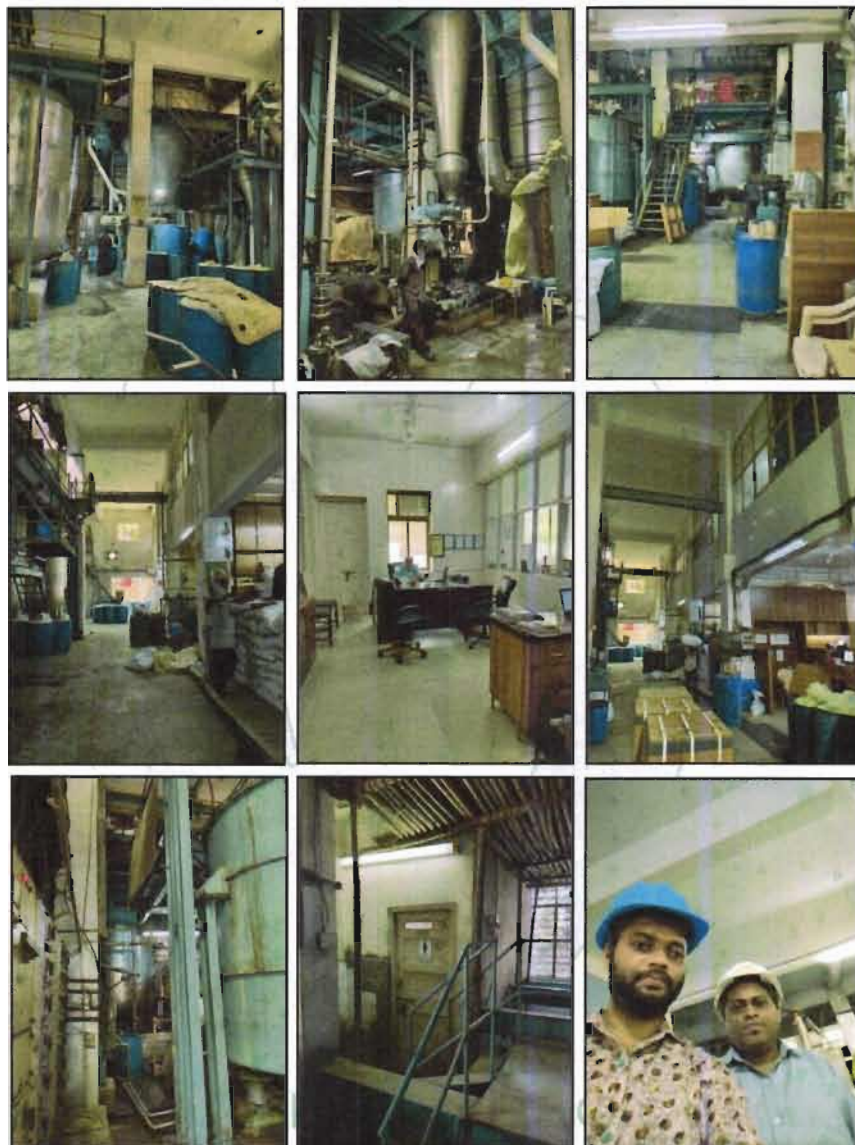




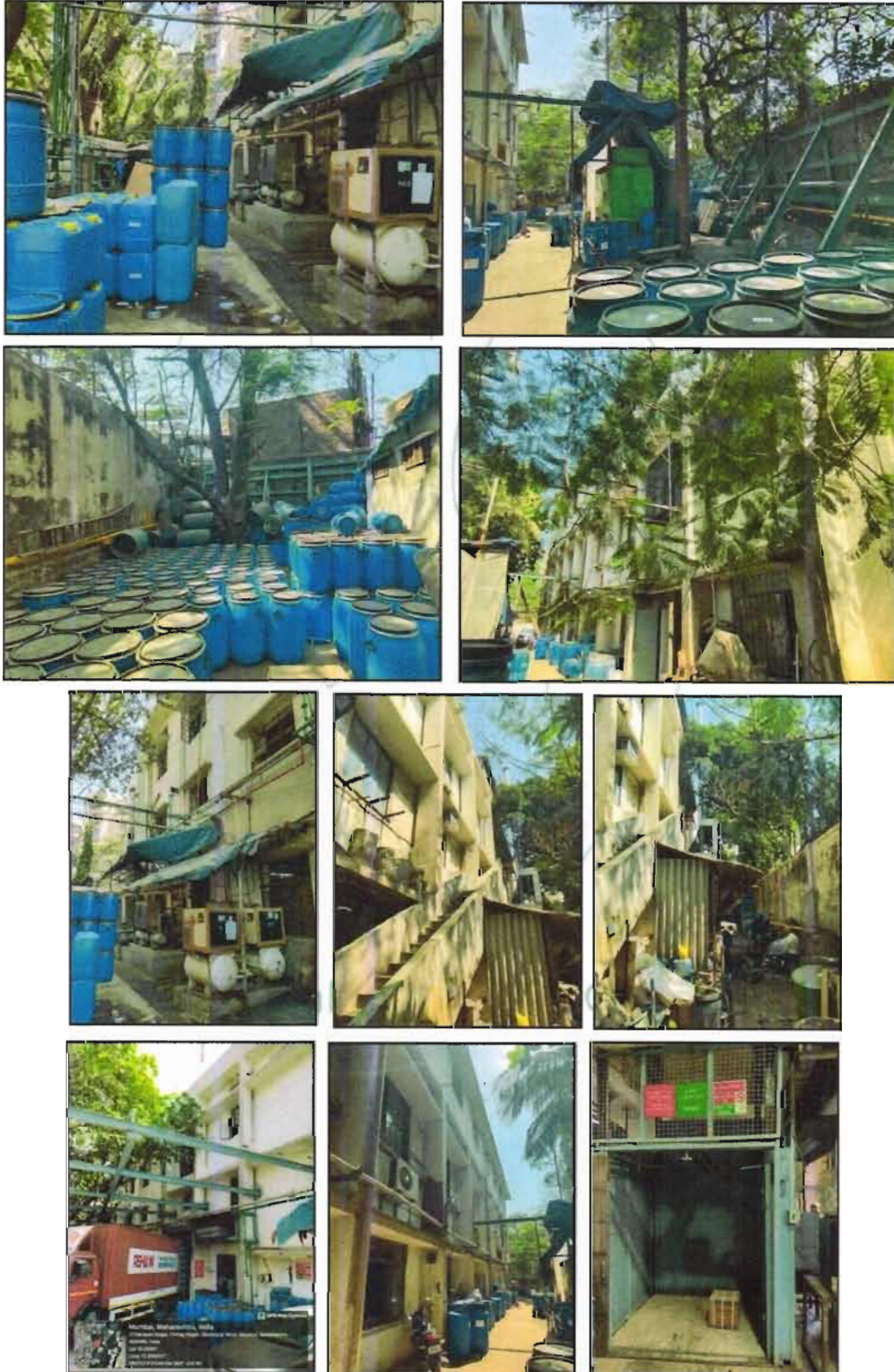




## Actual Site Photographs



## Actual Site Photographs





## Actual Site Photographs



## Route Map of the property

Site u/r




**Longitude Latitude: 19°05'18.8"N 72°53'42.3"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Ghatkopar – 2.3 KM.)




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

HomeValuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: किरोळ - कुर्ली

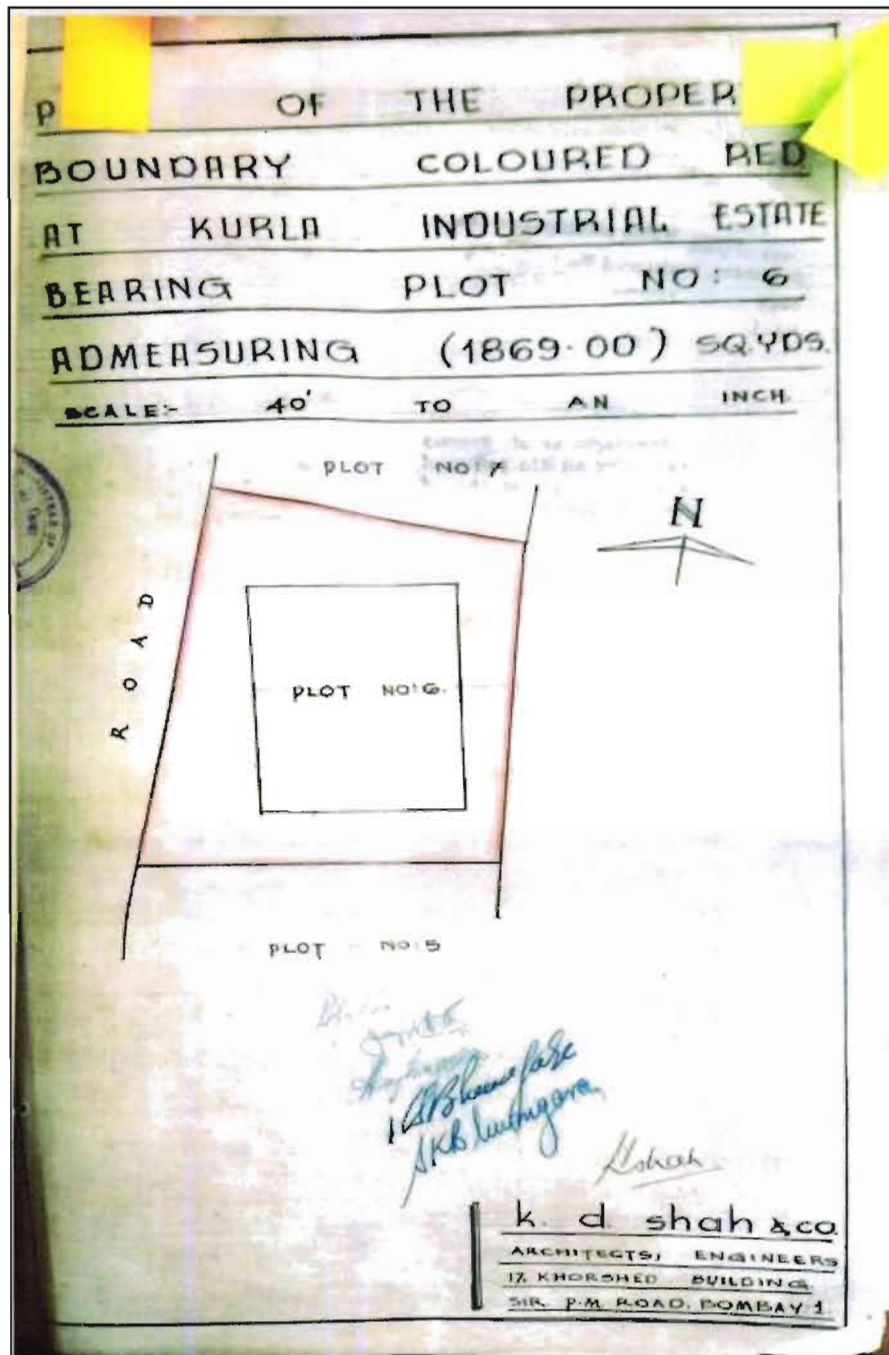
Search By:  Survey No.  Location

Enter Survey No: 190 Search

उपविभाग	कुली जमीन	निवासी सरनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
104/497-पुभाग: उत्तरेस श्रेशत: गाव हद्द, डाई हद्दीपर्यंत त्यानंतर 27.45 मी रस्त्याने पूर्वेस गाव हद्दीपर्यंत, पूर्वेस गाव हद्द, रक्षिणेस लाल बहादूर शास्त्री मार्ग व पश्चिमेस गाव हद्द	31510	82350	84700	102940	82350	सौ. मीटर सि.टी.एस. नंबर

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### Surveyor's Plot Map



## Price Indicators

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Save Time & Money with **Mj Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

Posted on: Feb 02, 24 Property ID: 60340327

**Contact Owner**  
Manoj Baiwani - 91-98XXXXXXX

**₹3.0 Cr** EMI - ₹1,35L | Get Loan offers from 34+ banks

Industrial Shed For Sale in **Kurla West, Mumbai**

30m wide road Ready to Move

Super Built-Up Area: 1500 sqft - ₹20,000/sqft | Plot Area: 3 acre - | Transaction Type: Resale

Age Of Construction: Above 20 years | Type Of Ownership: Co-operative Society

10 Photos

Contact Owner Get Phone No.

**More Details**

Price	₹3 Cr
Booking Amount	₹1.0 Lac
Address	Sidhpura Industrial Estate, SCLR, Kurla West, Mumbai-400070, Kurla West, Mumbai - Central Mumbai, Maharashtra

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Property ID: 16711

### Industrial Gala Ground Floor Tempo Touch for Sale Off LBS Marg in Kurla West

Industrial Gala for Sale Off LBS Marg in Kurla West  
Ground Floor Tempo Touch  
1086 sqft - 3 units - 3258 sqft carpet area together to give outright

Good For Wine Stocked  
Good For Kitchen supply to BKC  
Good For Cold Storage  
Good For Heavy Industrial Work

Price 5.31 Crs Negotiable

₹5.31 Cr For Sale Send an enquiry for this property?

**For Sale (Commercial Shop / Showroom / Space For Sale) off LBS Marg, Kurla West, Mumbai**

Book Price: 3258 Sq-ft

+91 98158 25071

As a result of my appraisal and analysis, it is my considered opinion that **Fair Market Value** of the above property in the prevailing condition with aforesaid specification ₹ **24,93,27,390.00 (Rupees Twenty Four Crore Ninety Three Lakh Twenty Seven Thousand Three Hundred Ninety Only)**. The **Realizable value** of the above property is ₹ **22,43,94,651.00 (Rupees Twenty Two Crore Forty Three Lakh Ninety Four Thousand Six Hundred Fifty One Only)** and the **Distress Sale Value** is ₹ **19,94,61,912.00 (Rupees Nineteen Crore Ninety Four Lakh Sixty One Thousand Nine Hundred Twelve Only)**

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=scmd@vastukala.org, c=IN  
Date: 2024.02.21 17:53:50 +05'30'

Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2019/11744  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2021-22/85/13

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 of the Branch Manager with office Seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached





- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The land and structures is owned by M/s. Eskay Dyestuffs And Organic Chemicals Private Limited
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Ghatkopar 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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar - Site Engineer Vaishali Sarmalkar – Technical Manager.
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 08.02.2024 Valuation Date – 21.02.2024 Date of Report – 21.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 08.02.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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







### **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 documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **1,562.72 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 Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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 vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **1,562.72 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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(Annexure - II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is



not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**



25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.02.21 17:54:00 +05'30'

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

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