

Ref No.- NC/RT/SBI/35/2022

Date.- 12/09/2023

## **:- VALUATION REPORT :-**

### **:VALUER'S CERTIFICATE:-**

(" TO WHOM SO EVER , IT MAY BE CONCERN ")

To,  
State Bank Of India,  
IFB Saki naka  
Branch, Mumbai.

Subject : Valuation report - For Bank Loan Purpose Only.

Name of the Owner: M/s. Logistics Services (India) Pvt. Ltd.

Location of the Property: Industrial Unit no. 3 to 10, 2nd Floor, Building known as "Goodwill Premises Co-Op Soc. Ltd.", Survey no. 178, C.T.S. No.7012, Swastik Industrial Estate CST Road, Kalina, Santacruz (East), Village -Kole Kalyan, Tal.- Mumbai, Dist.- Mumbai-400098

Fair market value	Rs. 13,91,51,000/- (Rs. Thirteen crore ninety one lakhs fifty one thousand only)
Realizable value	Rs. 12,52,35,900.00
Distress value	Rs. 11,13,20,800.00
Insurable value	Rs. 1,31,27,500/-
Rental Value	4,50,000/- to 4,60,000/- per Month

We have personally checked the above information from the Government Records & as per my Knowledge & Belief. The above details are true & correct. Lean matter on the Basis of 7 / 12 - Extract are not considered. This certificate is issued without prejudice. any other Lean is not Considered.

  
M/s. NIKAM CONSULTANCY  
602A, Sarvoday Height CHS Ltd.  
Sahyadri Nagar, Near Triveni Laurel Building  
Kalyan (W), Dist. Thane - 421301

  
SANJEEV DHONDU NIKAM  
B.E. M.E. (CIVIL) L.I.V. F.I.E., D.I.S., F.I. Arb.  
Chartered Engineer No. AM. 72057/6  
I.C.C./FEL/302, F.I. Stru. No. 362  
Govt. Approved Valuer - C.C.I.T./ (N) I-17  
Follow of Arbitrator F-1005

  
M/s. NIKAM CONSULTANCY, MUMBAI.

// Shree //

M/s. Nikam Consultancy., Malegaon

ARCHITECT, BUILDING, CONTRACTORS, DEVELOPERS, ESTATE AGENCY,  
GROUP OF ENGINEER'S & GOVT. APPROVED VALUER

FIV 4806 ; ICC / FEL 302 ; CCIT / (N) -17 F.I.V.Stru- F362 / Arb- M-001-199

VALUATION REPORT

PART A

1.	GENERAL		
1.	Purpose of valuation	:	To ascertain the fair value
2.	Date of Inspection Date of valuation	:	11.09.2023 12.09.2023
3.	Name of the Applicant (s)	:	<b>M/s. Logistics Services (India) Pvt. Ltd.</b>
4.	Document produced for perusal ( This report is based on Xerox copies of documents provided by owner to us. So, bank need to verify the original documents)	:	1-) Agreement for sale 09-04-2005  2-) Old Valuation report: M/s. Kakode Associates Consulting Pvt. Ltd. Dated-20-12-2022  Client promised to submit - Sanctioned plan directly to bank
5.	Brief description of the property	:	This property is in the form of Industrial Unit situated in good location & in vicinity of market area.
6.	Location of the property	:	
	a. Gat No./Plot No./Sy. No.	:	Survey no. 178, C.T.S. No. 7012
	b. Door No.	:	Merged Unit no. 3 to 10
	c. T.S. No./Village	:	Kole Kalyan
	d. Ward/Taluka	:	Mumbai
	e. Mandal/District	:	Mumbai
	f. Date of issue and validity of layout of approved map/plan	:	Approved plan not Provided
	g. Approved map/plan issuing authority	:	Not applicable
	h. Whether genuineness or authenticity of approved map/plan is verified	:	Not applicable
	i. Any other comments by our empanelled Valuers on authentication of approved plan	:	Approved plan not provided
7.	Postal Address of the property	:	<b>Industrial Unit no. 3 to 10, 2nd Floor, Building known as "Goodwill Premises Co-Op Soc. Ltd.", Survey no. 178, C.T.S. No.7012, Swastik Industrial Estate CST Road, Kalina, Santaacruz (East), Village -Kole Kalyan, Tal.- Mumbai, Dist.- Mumbai-400098</b>
8.	City/Town	:	
	Residential Area :	:	No
	Commercial Area :	:	Yes
	Industrial Area	:	Yes
9.	Classification of the area	:	Medium class
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	MCGM
11.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area cantonment area	:	Not observed by analysing documents & w.r.t. site visit but better to refer legal search report i.e. LSR

  
M/s. NIKAM CONSULTANCY, MUMBAI

Br. Office : 602 A, Sarvoday Heights, CHS Ltd., Sahyadri Nagar, Near Triveni, Laurel Building, Kalyan (W), Dist.Thane - 421301.

Head Office : "Namdev", Shivaji Nagar Road, Behind Karwa Hospital, Camp Raod, Malegaon Camp - 423105,

Tel : (02554) 255207 / 255208

12.	<b>boundaries</b>	:	<b>As per actual</b>
	East :	:	Springbord Company
	West :	:	Agrawal Industrial Estate
	North :	:	L & T Building
	South :	:	Open Plot
13.	Area of Unit Built up area -	:	5251.00 Sq. ft. (as per agreement copy)
14.	Extent of the site	:	Good location of the site
14.1	Latitude, Longitude & Co-ordinates of flat	:	19.0422.9N, 72.5211.4E
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	13 A & 13 B are same
16.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied

## II. Building Apartment:

1.	Nature of Property	:	Industrial Units
2.	Door No. & Floor No.	:	Unit no. 3 to 10, 2nd floor ,
3.	Name of the Apartment	:	"Goodwill Premises Co-Op Soc. Ltd."
4.	Postal Address	:	Same as Sr. No.- 7, on page no. 2
5.	Location	:	
	T.S. No.	:	Survey no. 178, C.T.S. No. 7012
	Block No.	:	
	Ward No.	:	
	Village/Municipality/Corporation	:	Village-Kole Kalyan, Tal.
	Street or Road (Pin Code)	:	CST Road-400098
6.	Description of the locality	:	Industrial
7.	Year of Construction	:	Yr.- 2000
8.	Number of Floors	:	Ground+ 2nd upper floors
9.	Type of structure	:	RCC
10.	Quality of construction	:	Good
11.	Appearance of the building	:	Good
12.	Maintenance of the building	:	Good
13.	Facilities available	:	
	Lift	:	No
	Protected water supply	:	Yes
	Underground Sewerage/Drainage	:	Yes
	Car Parking	:	Yes
	Around Compound wall	:	Yes
	Pavement around the building	:	Cement concrete
	Any other facility	:	--



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<b>- Ready Reckoner Rate-</b>	
4.	Depreciated Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) : Rs. 1,77,750/- per sq.mt. i.e. Rs. 16,513/- per sq. ft. on built up area for new constructed property
	<p>i. In case of variation of 20 % or more in the valuation proposed by the valuer and the Guideline value provided in the state Govt. notification or Income Tax Gazette justification on variation has to be given.</p> <p>1. Govt. value is uniform in the particular Sy. No. Gat. No., C.T.S. No. irrespective of the location, locality, ....., etc. which depends upon the ready reckoner rates published by the Govt. Authorities.</p> <p>2. Government value is calculated for charging stamp duty against any registered transactions. it may be more or less than the market value of the property depending upon various factors. In many cases the difference between market value and government guideline value is more than 20% because of demand &amp; supply for the same type of properties / units in the locality.</p> <p>3. Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion.</p>

**B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:**

a.	Depreciated Building Rate	:	
	Age of the building	:	23 yrs.
	Balanced Life of the building	:	37 yrs. If Proper Care & Maintained Regularly
	Depreciation percentage assuming the stage value 10%	:	33%
	Depreciated Ratio of Building		--
b.	Total Composite rate arrived for valuation	:	
	Depreciated Building rate	:	Rs. 2,500/-
	Rate for Land & other	:	Rs. 24,000/- per sq. ft.
	Total Composite Rate adopted	:	Rs. 26,500 per sq. ft. on Built up area for valuation

**C. VALUATION DETAILS:**

Sl. No	DESCRIPTION	Quantity In sq. ft.	Rate Rs. /sq. ft.	Present value (Rs')
1.	Calculation based on Built up area	5251.00	26,500/-	Rs. 13,91,51,500/-
2.	Superfine finish			
3.	Furniture / Interior decorations			
4.	Potential Value, if any?			
5.	Share of common amenities, if any?			
				Rs. 13,91,51,500/-
	<b>Present market value</b>		Say Rs.	<b>Rs. 13,91,51,000/-</b>

 **Ms. NIKAM CONSULTANCY, MUMBAI**

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(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level

must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

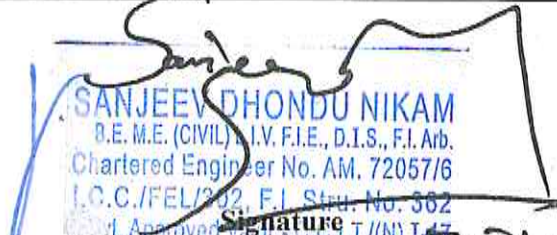
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the **realizable market value** of the above property in the prevailing condition with aforesaid specifications is

**Rs. 6,23,27,600.00**

Fair market value	<b>Rs. 13,91,51,000/-</b> (Rs. Thirteen crore ninety one lakhs fifty one thousand only)
Realizable value	<b>Rs. 12,52,35,900.00</b>
Distress value	Rs. 11,13,20,800.00
Insurable value	Rs. 1,31,27,500/-
Rental Value	4,50,000/- to 4,60,000/- per Month

  
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Chartered Engineer No. AM. 72057/6  
I.C.C./FEL/202, F.I. Statu. No. 362  
Signature  
(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report.

We are satisfied that The **Present market value of the property is**

**Rs. 13,91,51,000/-**

(Rs. Thirteen crore ninety one lakhs fifty one thousand only)

Date: 16-09-2023

  
Signature  
(Name of the Branch Manager with office Seal)



Encl: Photographs & Location map of the property

TO BE OBTAINED FROM VALUERS ALONG WITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V )

  
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**ANNEXURE – IV**  
**DECLARATION – CUM – UNDERTAKING**

I Vr. Sanjeev Dhondu Nikam Son of Shri Dhondu Namdev Nikam of 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 **12.09.2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
  - d. I have personally inspected the property **11.09.2023**. 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 de-panelled / delisted by any other bank and in case any such de-panelment by other banks during my empanelment with you. I will inform you within 3 days of such de-panelment.
  - g. I have not been convicted of any offence and sentenced to a term of imprisonment.
  - h. I have not been found guilty of misconduct in professional capacity.
  - i. I have not been declared to be unsound mind.
  - j. I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
  - k. I am not an undischarged insolvent.
  - l. I have not been levied a penalty under section 271J of Income Tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income Tax (Appeals) or Income Tax Appellate Tribunal as the case may be has expired or such penalty has been confirmed by Income Tax Appellate Tribunal and five years have not elapsed after levy of such penalty.
  - m. 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
  - n. My PAN is AATPN2933J
  - o. I understand to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- p. 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.
  - q. 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.
  - r. 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)
  - s. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
  - t. I am valuer registered with Insolvency is as per Bank’s guidelines.
  - u. My CIBIL Score and credit worthiness is as per Bank’s guidelines.

  
**Ms. NIKAM CONSULTANCY, MUMBAI.**

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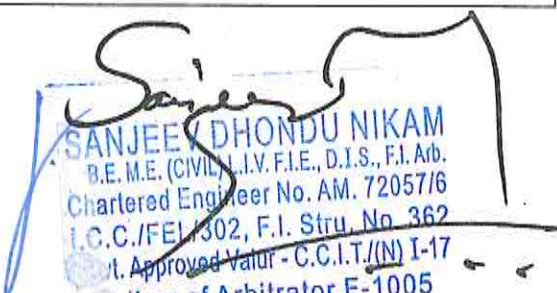
Tel : (02554) 255207 / 255255      Cell : 9822252577

- v. I am the proprietor of the company, who is competent to sign this valuation report.  
w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.  
x. Further, I hereby provide the following information –

No.	Particulars	Valuer Comments
1	Background information of the asset being valued	This property is in the form of Industrial Unit situated in medium class society & market area
2	Purpose of valuation and appointing authority	Loan Purpose for State Bank of India, IFB Saki naka Branch, Andheri (East)
3	Identity of the valuer and any other experts involved in the valuation	<b>SANJEEV D.NIKAM</b> B.E.(Civil); C.E.; F.I.E.; L.I.V., N.I.E., D.I.S. Insurance Surveyor, Safety Consultant Regd. Architect, R.C.C. Designer L.I.V. 4806; I.C.C. / F.E.L. 302; C.C.I.T. / (N)-17 L.I.V.Stru- F362 / Arb- M-001-199
4	Disclosure of valuer interest or conflict, if any	No
5	Date of appointment, valuation date and date of report	Appointment date : 10/09/2023 Report date : 12/09/2023
6	Inspections and/or investigations undertaken	Inspection date : 11/09/2023
7	Nature and sources of the information used or relied upon	Comparison of market status and local enquiry
8	Procedures adopted in carrying out the valuation and valuation standards followed	Comparison of market status and local enquiry
9	Restrictions on use of the report, if any	No any
10	Major factors that were taken into account during the valuation	Comparison of market status and local enquiry
11	Major factors that were not taken into account during the valuation	N.A.
12	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	N.A.

  
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Chartered Engineer No. AM. 72057/6  
I.C.C./F.E.L. 302, F.I. Stru. No. 362  
Approved Valuer - C.C.I.T./ (N) I-17  
Member of Arbitrator F-1005

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## ANNEXURE – V

### MODEL CODE OF CONDUCT FOR VALUERS

#### **Integrity and Fairness**

- 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 subject to all documents should provided to valuer.
- A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
- A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

#### **Professional Competence and Due Care**

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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.
- 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.
- A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 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**

- 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.
- A valuer shall not take up an assignment if he/it or not of his/its relatives or associates is not independent in terms of association to the company.

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- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- A valuer shall wherever necessary disclose to the clients possible sources of conflicts of duties and interests, while providing unbiased services.
- 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.
- A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
- As an independent valuer, the valuer shall not charge success fee
- 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**

- 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**

- 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.
- A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
- A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
- 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, in the record shall be maintained till the disposal of the case.

### **Gifts and Hospitality**

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

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... (02554) 255207 / 255255 ...

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, 201 (18 of 2013).

- 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

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

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

### Miscellaneous

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

Place: Mumbai

Date: 16.09.2023

Signature of the Valuer:

Name of the Valuer:

  
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Chartered Engineer No. AIL-72057/0  
I.C.C./FEL/302 F.I. S. No. 362  
Regt. Approv. No. C.C.I.T./M/17  
Fellow of Arbitrator F-1005

  
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**- Ready Reckoner Rate-**



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20232024

*Annual Statement of Rates*

Language: English

Selected District: मुंबई (उपनगर)

Select Village: फोळेकल्याण (अंधेरी)

Search By:  Survey No  Location

Enter Survey No: 7012 Search

उपविभाग	कुली वर्गान	विचारी वर्धनिक	नौदिय	बुफने	नौदोनिक	एकक (Rs./)	Attribute
31/172-भुभाग: उत्तरेकडे जवाहरलाल नेहरू मार्ग, पूर्वेस सि. एस. डी. रोड व पडीत जवाहरलाल नेहरू रोडला सोडणारा 13.40 मी. डी. पी. रोड, पश्चिमेस सी.एस.डी. मार्ग व पश्चिमेस गावाची भीमा.	96480	177750	204410	222180	177750	घोरस मीटर	सि.डी.एस. नंबर
31/173B-भुभाग : उत्तरेस सि.एस.डी. रोड, पूर्वेस व पश्चिमेस डी.पी. रोड व पश्चिमेस अंदा कुर्ला कॉम्प्लेक्सची रूट	167510	323240	385110	455400	346290	घोरस मीटर	सि.डी.एस. नंबर

- Location of the Property -

19.072841, 72.8691691



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19°04'22.2"N 72°52'09.0"E  
19.072841, 72.869169

Swastik Industrial Estate, Unit No 30, First Floor,  
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400098

3VF9+4MM Mumbai, Maharashtra

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