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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka**

Industrial Gala No. 6, Ground Floor, "**Vikas Industrial Estate**", New/Current Survey No. 77/13 & 21, CTS No. 271, 271/1 to 21, Near Virvani Estate, Vishweshwar Nagar, Off Aarey Road, Village - Pahadi, Municipality Ward No. P/South, Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India.

Latitude Longitude : 19°10'12.0"N 72°51'23.8"E

Intended User:

State Bank of India

Industrial Finance Branch Sakinaka

1st Floor, Lekhraj Bhawan, Sakivihar Road, Andheri (East), Mumbai - 400072,
State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 6, Ground Floor, "**Vikas Industrial Estate**", New/Current Survey No. 77/13 & 21, CTS No. 271, 271/1 to 21, Near Virvani Estate, Vishweshwar Nagar, Off Aarey Road, Village - Pahadi, Municipality Ward No. P/South, Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India belongs to **Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka**.

Boundaries	:	Building	Gala
North	:	Building No. 2 Vikas Estate	Lobby
South	:	Internal Road / St. Pius College	Marginal Space
East	:	St. Pius College	Marginal Space
West	:	Road	Staircases

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 4,37,62,250.00 (Rupees Four Crore Thirty Seven Lakh Sixty Two Thousand Two Hundred Fifty 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 report.

Hence certified

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

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

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Vastukala Consultants India 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
Industrial Finance Branch Sakinaka
 1st Floor, Lekhraj Bhawan, Sakivihar Road, Andheri (East),
 Mumbai - 400072, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF GALA)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 13.12.2024
	b) Date of which the valuation is made : 26.12.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.4870/2020 Dated 20.08.2020 between Mr. Dharmendra Venibhai Purohit, Proprietor of a Proprietorship Firm M/s. Express Industries(The Vendor) And Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka(The Purchasers). II) Copy of Building Completion Certificate No.EX/GB/312/III Dated 29.03.1963 issued by Municipal Corporation of Greater Mumbai. III) Copy of Electricity Bill CA No.102696541 Dated 02.12.2024. IV) Copy of Maintenance Bill Document No.VNA-059/2024-25 Dated 01.10.2024in the name of Meena Narayan Goenka & Nitin Narayan Goenka issued by Sanjiv P Walia, Owner.
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) : Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka Industrial Gala No. 6, Ground Floor, " Vikas Industrial Estate ", New/Current Survey No. 77/13 & 21, CTS No. 271, 271/1 to 21, Near Virvani Estate, Vishweshwar Nagar, Off Aarey Road, Village - Pahadi , Municipality Ward No. P/South, Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India. <u>Contact Person :</u> Mr. Nitin Narayan Goenka (Owner) Mobile No. 9324507939 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Industrial Gala located on Ground Floor. (Single Unit) The composition of Industrial Gala is having large working area with cabin & Store. The property is at 600m distance from Aarey Metro Station.



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6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 77/13 & 21
b)	Door No.	:	Industrial Gala No. 6
c)	C.T.S. No. / Village	:	CTS No - 271, 271/1 to 21, Village - Pahadi
d)	Ward / Taluka	:	Municipality Ward No - P/South Taluka - Borivali
e)	Mandal / District	:	District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	As Building Completion Certificate is received it may be assumed that the construction is as per Sanctioned Plan.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Industrial Gala No. 6, Ground Floor, " Vikas Industrial Estate ", New/Current Survey No. 77/13 & 21, CTS No. 271, 271/1 to 21, Near Virvani Estate, Vishweshwar Nagar, Off Aarey Road, Village - Pahadi , Municipality Ward No. P/South, Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India.
8	City / Town		City - Goregaon (East), Mumbai
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Pahadi Municipal Corporation of Greater Mumbai (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	:	No
12	Boundaries of the property	:	As per site As per Document
	North	:	Building No. 2 Vikas Estate Information not available
	South	:	Internal Road / St. Pius College Information not available

	East	:	St. Pius College	Information not available
	West	:	Road	Information not available
13	Dimensions of the site	:	N. A. as property under consideration is a Industrial Gala in a building.	
		:	As per the Deed	As per Actuals
	North	:	Information not available	Lobby
	South	:	Information not available	Marginal Space
	East	:	Information not available	Marginal Space
	West	:	Information not available	Staircases
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1677.79 (Area as per Site measurement) Built Up Area in Sq. Ft. = 1750.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Gala	:	19°10'12.0"N 72°51'23.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 1750.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : in the name of Kridha Plywood	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Industrial	
2.	Location	:		
	C.T.S. No.	:	CTS No - 271, 271/1 to 21	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - P/South	
	Village / Municipality / Corporation	:	Village - Pahadi , Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Industrial Gala No. 6, Ground Floor, " Vikas Industrial Estate ", New/Current Survey No. 77/13 & 21, CTS No. 271, 271/1 to 21, Near Virvani Estate, Vishweshwar Nagar, Off Aarey Road, Village - Pahadi , Municipality Ward No. P/South, Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial	
4.	Year of Construction	:	1962 (As per agreement)	
5.	Number of Floors	:	Ground + 1 Upper Floor	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Ground Floor is having 6 Galas
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Industrial Gala		
1.	The floor in which the Gala is situated	:	Ground Floor
2.	Door No. of the Gala	:	Industrial Gala No. 6
3.	Specifications of the Gala		
	Roof	:	R.C.C. slab
	Flooring	:	Kota Flooring
	Doors	:	MS Rolling Shutter
	Windows	:	N.A.
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	CA No. 102696541
	Meter Card is in the name of	:	Express Industries
6.	How is the maintenance of the Gala?	:	Normal
7.	Sale Deed executed in the name of	:	Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka
8.	What is the undivided area of land as per Sale Deed?	:	Information not available

9.	What is the plinth area of the Gala?	:	Built Up Area in Sq. Ft. = 1750.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Gala?	:	Carpet Area in Sq. Ft. = 1677.79 (Area As per actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Industrial
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	1,45,900 (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Gala with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 28831/- to ₹ 33730/- per Sq. Ft. on Carpet Area ₹ 24026/- to ₹ 28109/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	:	₹ 27,000/- per Sq. Ft. on Built Up Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 24,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,42,760/- per Sq. M. i.e. ₹ 13,263/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 93,569/- per Sq. M. i.e. ₹ 8,693/- per Sq. Ft.

5.	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	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Gala with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	62 years
	Life of the building estimated	:	8 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	79.71%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 508/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 25,008/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala	1750.00 Sq. Ft.	25,007.00	4,37,62,250.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value / Fair market value of the property			4,37,62,250.00
	Realizable value of the property			3,93,86,025.00



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	Distress value of the property	3,50,09,800.00
	Insurable value of the property (1750.00 X 2,500.00)	43,75,000.00
	Guideline value of the property (1750.00 X 8,693.00)	1,52,12,750.00



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Justification for Price / Rate

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

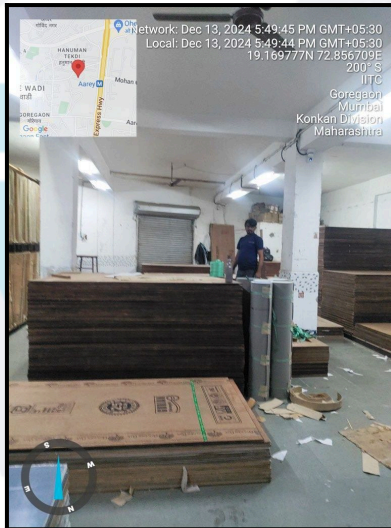
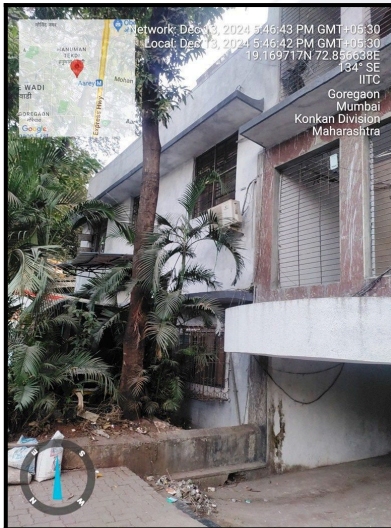
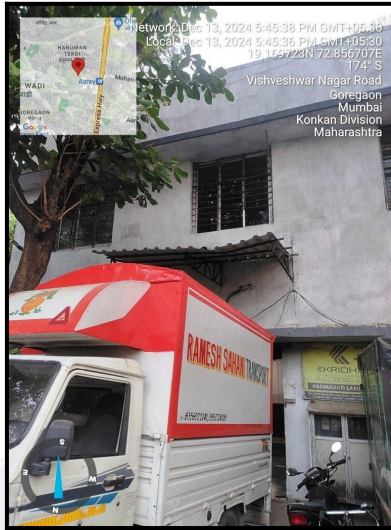
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

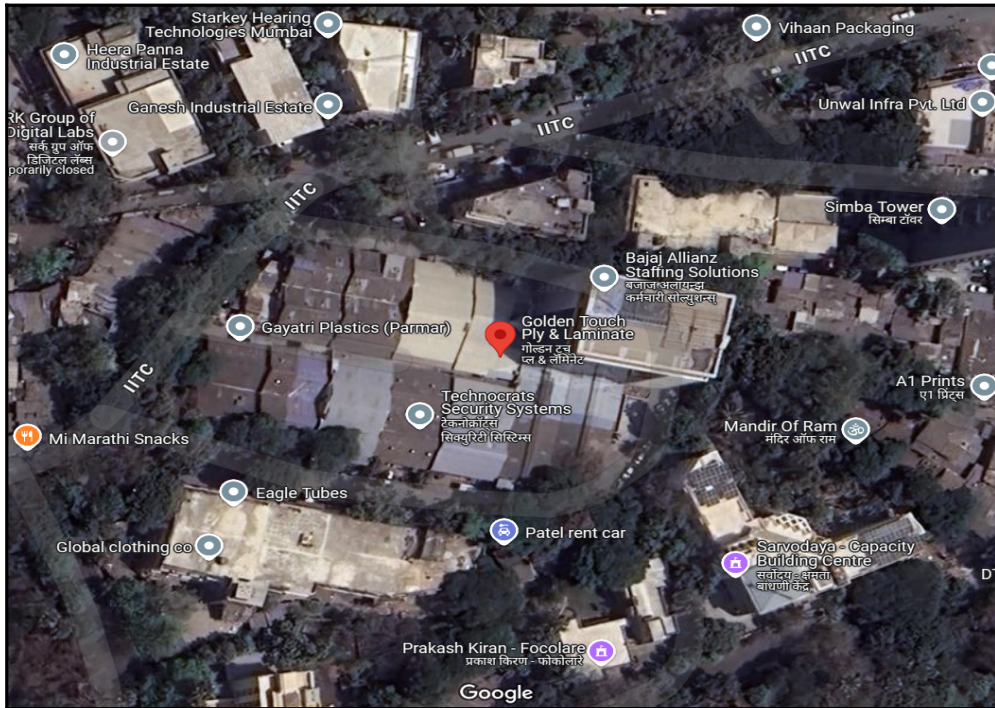
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Industrial Gala, where there are typically many comparables available to analyze. As the property is a Industrial Gala, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 28,831/- to ₹ 33,730/- per Sq. Ft. on Carpet Area / ₹ 24,026/- to ₹ 28,109/- per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Gala size, location, upswing in real estate prices , sustained demand for Industrial Gala, all round development of Residential and Commercial application in the locality etc. We estimate ₹25,007.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	1,45,900 (Expected rental income per month)
Any likely income it may generate	Rental Income

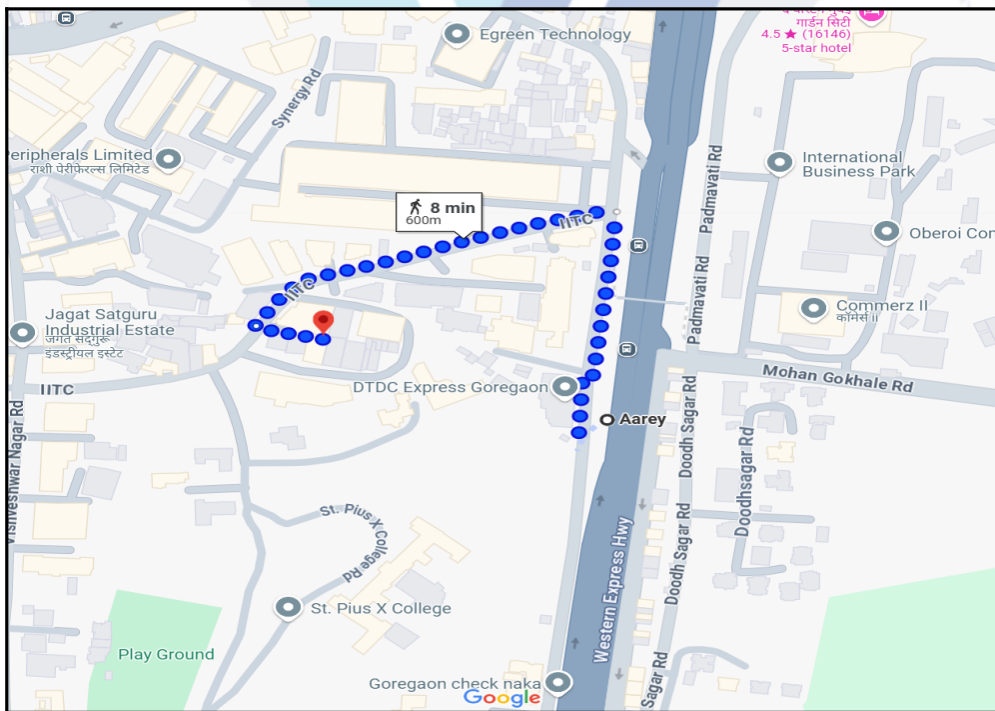
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°10'12.0"N 72°51'23.8"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Aarey - 600m).



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Ready Reckoner Rate



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Registration & Stamps**
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विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule/Guideline
LOGOUT



Valuation For Urban Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai Help on Division

District Name: मुंबई(उपनगर) Zone Name: 58-पहाडी-गोरगाव पुर्व (र)

Attribute: सि.टी.एस. नंबर 271 SubZone Name: भुभाग : उत्तरस गोरगाव र)

Open Land	Residence	Office	Shop	Industry	Unit
63420	142760	164170	218200	142760	Square Meter

Next

Stamp Duty Ready Reckoner Market Value Rate for Gala	142760			
Gala Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,42,760.00	Sq. Mtr.	13,263.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	63420			
The difference between land rate and building rate(A-B=C)	79,340.00			
Percentage after Depreciation as per table(D)	62%			
Rate to be adopted after considering depreciation [B + (C X D)]	93,569.00	Sq. Mtr.	8,693.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

Property	Industrial Gala		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,050.00	1,260.00	1,512.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹32,000.00	₹26,667.00	₹22,222.00

Data Intelligence for Virwani Industrial Estate

Govt. Registrations
in Virwani Industrial Estate

10
Sale Registrations

₹ 7 Cr
Gross Sales Value

Jan 24 to Dec 24

Market Supply
in Goregaon West

1705
Sale Listings

₹ 30,257
Average Price (Price/Sq. Ft.)

Project Sales Trend for Virwani Industrial Estate

Price Movement | **Recent Registrations**

Virwani Industrial Estate

Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq.Ft.
2024-11-29	Floor 2, Unit 207	A	1260 Sq.Ft.	₹ 3.38 Cr	₹26,867
2024-09-05	Floor G, Unit 28	A	1404 Sq.Ft.	₹ 2.34 Cr	₹16,867
2024-01-21	Floor 3, Unit 305	A	1260 Sq.Ft.	₹ 1.45 Cr	₹11,508

Virwani Industrial Estate Amenities

Virwani Industrial Estate is a sprawling complex that offers a wide range of amenities to its residents. There are Kids Play Areas / Sand Pits, Power Backup, 24 x 7 Security, Normal Park / Central Green, Others, Basement

Sports

Price Indicators

Property	Industrial Gala		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	385.42	462.50	555.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹33,729.00	₹28,108.00	₹23,423.00

magicbricks


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 Hi, BINU S... [Post P](#)

Posted on: Nov 04, 24

₹1.30 Cr
 EMI - ₹ 59k | [Get pre-approved loan](#)

Industrial Building For Sale in [Coregaon East, Mumbai](#)



Ready to Move

Super Built-Up Area
555 sqft -
₹23,423/sqft

Transaction Type
Resale

Contact Owner

Alpesh Patel

+91-

Get Photo

Contact Owner

Get Phone No.

Last contact made 3 days ago

More Details

Price ₹1.3 Cr

Address Goregaon East, Mumbai - Western Mumbai, Maharashtra

Contact Owner

Tools to Help You Decide Better

Rates & Trends

Find collection of localities with great growth potential

Read more →

Property Valuation

Know the right value for your Property before you Buy or...

Read more →

EMI Calculator

Know how much you'll have to pay every month on your...

Read more →

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Price Indicators

Property	Industrial Gala		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	475.00	570.00	684.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹31,579.00	₹26,316.00	₹21,930.00

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Industrial Building In Goregaon, ...
 Commercial Buy | Western Express Highway, Nesco Pvt Ltd
 ₹1.5 Crores (26,316 / Sq.Ft) | ₹1.13 Lacs/Month (Estimated EMI) | 570 Sq.Ft Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Western express highway,goregaon east / Industrial building for Sale in Western express highw...

Photos | Location | Shortlist

Industrial Building | Reserved
 Property Type | Parking (1 B)

Freehold | 2
 Ownership Type | of Total 2 Fls

Semi Furnished | More Than
 Furnishing | Age of Propo

Oct 31, 2024 | Immedia
 Poised On | Available Fro

Get Owner Details

Report what was not correct in this
 Listed by Broker | Sold Out | Wrong Info

NoBroker Services
 Create Agreement | Check Loan Eligibility | Estimate Interiors Cost | Book Legal Services | Book Renovations

Activity On This Property
 19 Unique Views | 0 Shortlists

Similar Properties
 Industrial Build | 104, DEEPTI SQUARE | 1.2 km away | Price ₹1.35 Crores

Description
 balcony also available

Powered By: Smart Recommendation (5.8 / 7.1)

Sale Instances

Property	Industrial Gala		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,050.38	1,260.45	1,512.54
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹31,988.00	₹26,657.00	₹22,214.00

19981367 03-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 19981/2024 नोंदणी : Regn:63m
गावाचे नाव : दिंडोशी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	33600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17757044	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका नं: युनिट नं ए 207, माळा नं: दुसरा मजला, इमारतीचे नाव: विरवाणी इंडस्ट्रियल एस्टेट, ब्लॉक नं: गोरगाव ईस्ट, रोड नं: वेस्टर्न एक्सप्रेस हाईवे((C.T.S. Number : 62/A/1 ;))	
(5) क्षेत्रफळ	117.10 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्याम लाल खेतान वय:-63 पत्ता:-प्लॉट नं: बी/805, माळा नं: -, इमारतीचे नाव: ओबेरॉय वूड्स , ब्लॉक नं: गोरगाव ईस्ट , रोड नं: मोहन गोखले रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AFQPK2359K 2): नाव:-संदीप - भारतीय वय:-52 पत्ता:-प्लॉट नं: बी/1305, माळा नं: -, इमारतीचे नाव: ओबेरॉय वूड्स , ब्लॉक नं: गोरगाव ईस्ट , रोड नं: मोहन गोखले रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ACVPB5788R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लेजलस ओव्हर्सिस एल एल पीतर्फे पर्नेस प्रेम प्रकाश मु र्क वय:-; पत्ता:-प्लॉट नं: युनिट नं ए 47/48 , माळा नं: तळ मजला , इमारतीचे नाव: विरवाणी इंडस्ट्रियल एस्टेट , ब्लॉक नं: गोरगाव ईस्ट , रोड नं: वेस्टर्न एक्सप्रेस हाईवे , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAGFL3290D 2): नाव:-मेसर्स लेजलस ओव्हर्सिस स एल एल पी तर्फे भागीदार तेजस ंडरक वय:-; पत्ता:-प्लॉट नं: आ/47/48, माळा नं: तळ फ्लोअर , इमारतीचे नाव: विरवाणी इंडस्ट्रियल प्रिमाईसेस को ऑप सो ली , ब्लॉक नं: गोरगाव पूर्व , रोड नं: पश्चिमी एक्स्प्रेस हेई वे , महाराष्ट्र, THANE. पिन कोड:-401202 पॅन नं:-AAGFL3290D	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/11/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	19981/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2016000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Industrial Gala		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	763.07	915.68	1,098.82
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹28,831.00	₹24,026.00	₹20,021.00

16597324

10-01-2024

Note:-Generated Through eSearch

Module.For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 16597/2023

नोदणी :

Regn:63m

गावाचे नाव : दिडोशी

(1) विलेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	22000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15563763.76
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: युनिट क्रमांक 202, माळा नं: 2, इमारतीचे नाव: सिंबा कमर्शियल प्रिमाईसेस को ऑप सोसायटी लि.,विरवानी इन्डस्ट्रीयल जवळ, गोरगांव पूर्व मुंबई 400063, इतर माहिती: सोबत 2 मेकनिकल कार पार्किंग व टॉपट एरिया 63.28 चौ.मी((C.T.S. Number : 67 ;))
(5) क्षेत्रफळ	85.07 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एनजेआर फायनान्स प्रायव्हेट लिमिटेड तर्फे अधिकृत शरद शिवराम बोरकर वय:- पत्ता:-प्लॉट नं: गाला क्रमांक 126/127 आणि 136, माळा नं: -, इमारतीचे नाव: अंबडवेट, ब्लॉक नं: पुणे, रोड नं: तालुका मुळशी, महाराष्ट्र, PUNE. पिन कोड:-412108 पॅन नं:-AAACN6440Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स एआरजे शोअर्स आणि स्टॉक ब्रोकर्स प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरी आरती आर सुनसुनवाला वय:-; पत्ता:-प्लॉट नं: ऑफिस न 201, माळा नं: 2, इमारतीचे नाव: सिंबा टॉवर, ब्लॉक नं: गोरगांव पूर्व, रोड नं: 12 आराधना औद्योगिक वसाहत, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:- AAACJ7576M
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2023
(11) अनुक्रमांक,खंड व पृष्ठ	16597/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1320000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹4,37,62,250.00 (Rupees Four Crore Thirty Seven Lakh Sixty Two Thousand Two Hundred Fifty Only)** .The **Realizable Value** of the above property is **₹3,93,86,025.00 (Rupees Three Crore Ninety Three Lakh Eighty Six Thousand Twenty Five Only)**. The **Distress Value** is **₹3,50,09,800.00 (Rupees Three Crore Fifty Lakh Nine Thousand Eight Hundred Only)**.

Place : Mumbai

Date : 26.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



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(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj 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 26.12.2024 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. My engineer Deepak Jain has personally inspected the property on 13.12.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- 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



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- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, 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.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka from Mr. Dharmendra Venibhai Purohit, Proprietor of a Proprietorship Firm M/s. Express Industries vide Agreement for sale dated 20.08.2020.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, Industrial Finance Branch Sakinaka to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Deepak Jain - Valuation Engineer Binumon Moozhickal - Technical Manager Jayaraja Acharya - Technical Officer
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 - 13.12.2024 Valuation Date - 26.12.2024 Date of Report - 26.12.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 13.12.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th December 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Industrial Gala, admeasuring **1750.00 Sq. Ft. Built Up Area** in the name of **Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka**. 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



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Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka**. 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.

Area

Based on the information provided by the Client's representative, we understand that the Industrial Gala, admeasuring **1750.00 Sq. Ft. Built Up Area**.

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 Gala 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



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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 **Industrial Gala**, admeasuring **1750.00 Sq. Ft. Built Up Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure-V)

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.



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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.



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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. 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.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3



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