

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>LIVINGSTONES</b> 2ND FLOOR, GE-2022, BHARAT DIAMOND BOURSE, G TOWER, BANDRA KURLA COMPLEX, Mumbai, 400051 GSTIN/UIN : 27AAAFLO356L1ZB State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1788/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>002474 /2301845</b> Dispatched through Terms of Delivery	Dated <b>31-Jul-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>10,000.00</b>
	<b>CGST</b>			<b>900.00</b>
	<b>SGST</b>			<b>900.00</b>
	<b>Total</b>			<b>11,800.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Eleven Thousand Eight Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
<b>Total</b>	<b>10,000.00</b>		<b>900.00</b>		<b>900.00</b>	<b>1,800.00</b>

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Company's Bank Details

Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Name of Borrower: Livingstones Jewellery Pvt. Ltd. - M /s. Sandip - Commercial Office No. GE-2021, 2nd Floor, East Wing, G Tower, "Bharat Diamond Bourse", Plot No. C - 28, G - Block, Bandra Kurla Complex, Bandra ( East), Mumbai - 400051, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

*Rattar*  
 Authorised Signatory

This is a Computer Generated Invoice



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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Sandip.**

Name of Borrower: **Livingstones Jewellery Pvt. Ltd.**

Commercial Office No. GE-2021, 2<sup>nd</sup> Floor, East Wing, G Tower, "**Bharat Diamond Bourse**", Plot No. C - 28, G - Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country – India.

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Latitude Longitude: 19°03'56.7"N 72°51'53.2"E

### Valuation Done for:

**State Bank of India**

**Bharat Diamond Branch**

Tower D – 3, Ground Floor, Bharat Diamond Bourse, 'G' Block, Bandra Kurla Complex,  
Mumbai – 400 051, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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



## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. GE-2021, 2<sup>nd</sup> Floor, East Wing, G Tower, "Bharat Diamond Bourse", Plot No. C - 28, G - Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country – India belongs to **M/s. Sandip**.

### Boundaries of the property.

North : H Tower  
South : F Tower  
East : Internal Road  
West : 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 for this particular purpose at **₹ 1,27,83,330.00 (Rupees One Crore Twenty Seven Lakh Eighty Three Thousand Three Hundred Thirty Only)**.

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

Hence certified

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=apmim,  
2.5.4.20e9822b0c4ed15dc03edc739c2086591349073e13304733  
3115279b17a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=+1305096ab0c0790842025a8f0c3cfeb31e11d42  
e994e282e29a32786250b, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.01 16:53:08 +05'30'

*Handwritten signature*



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Bharat Diamond Branch**  
 Tower D – 3, Ground Floor,  
 Bharat Diamond Bourse, 'G' Block,  
 Bandra Kurla Complex, Mumbai – 400 051,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF OFFICE PREMISES)**

I	General	
1.	Purpose for which the valuation is made	: To assess Value of the property for Banking Purpose.
2.	a) Date of inspection	: 15.07.2023
	b) Date on which the valuation is made	: 31.07.2023
3.	<b>List of documents produced for perusal</b>	:
	1. Copy of Deed of Exchange dated 30.10.2012 2. Copy of Occupancy Certificate No. TCP (P-2) / BKC-27 (CC) / G / C-28 / V / T – 7 & 7B / 1010 / 2009 dated 06.09.2009 issued by Mumbai Metropolitan Region Development Authority (MMRDA). 3. Copy of Share Certificate No. T-224 dated 06.12.2012. 4. Copy of Electricity Bill No. 98128245129 dated 08.06.2023 in the name of M/S. Sandip. 5. Copy of Society Maintenance Bill & Receipts No .24852 dated 10.04.2023	
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. Sandip.</b>  <b>Address:</b> Commercial Office No. GE-2021, 2 <sup>nd</sup> Floor, East Wing, G Tower, " <b>Bharat Diamond Bourse</b> ", Plot No. C - 28, G - Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Saurabh Kothani – (Manager) Contact No.: 9892464039  Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is Commercial Office located on 2 <sup>nd</sup> Floor. As per site inspection, Office Nos. GE-2021 & GE – 2022 are internally amalgamated to form a single unit having separate entrance. The composition of amalgamated office is 5 Cabins + Working Area + Pantry + 2 Toilets. The property is at 3.7 Km. travelling distance from Bandra Railway Station.
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. C-28
	b) Door No.	: Commercial Office No. GE-2021

	c)	C.T.S. No. / Village	:	C.T.S. No. 4207, Village – Kolekalyan	
	d)	Ward / Taluka	:	Taluka – Andheri	
	e)	Mandal / District	:	District – Mumbai Suburban	
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. TCP (P-2) / BKC-27 (CC) / G / C-28 / V / T – 7 & 7B / 1010 / 2009 dated	
	g)	Approved map / plan issuing authority	:	06.09.2009 issued by Mumbai Metropolitan Region	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Development Authority (MMRDA).	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Commercial Office No. GE-2021, 2 <sup>nd</sup> Floor, East Wing, G Tower, "Bharat Diamond Bourse", Plot No. C - 28, G - Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country – India	
8.		City / Town	:	Bandra (East), Mumbai	
		Residential area	:	No	
		Commercial area	:	Yes	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Higher Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Kolekalyan 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.		Boundaries of the property			
				<b>As per Site</b>	
				<b>As per Document</b>	
		North		H Tower	Details not available
		South		F Tower	Details not available
		East		Internal Road	Details not available
		West		Road	Details not available
13.		Dimensions of the site		N. A. as property under consideration is amalgamated Commercial Office in a building.	
				A	B
				As per the Deed	Actuals
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 830.00 (Area as per Measurement of Office No. GE-2021 & GE-2022)	



	Flooring	:	Vitrified flooring covered with carpet
	Doors	:	Teak wood door frame with solid flush door
	Windows	:	Glass Facade windows
	Fittings	:	Concealed plumbing with C.P. fittings. & Concealed Electrical Wiring
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Invoice No. 858318
	Tax paid in the name of:	:	M/S. Sandip
	Tax amount:	:	₹ 28,769.00
5	Electricity Service connection No.:	:	Electricity Bill No. 900000934850
	Meter Card is in the name of:	:	M/S. Sandip
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	<b>M/s. Sandip</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	<b>Saleable / Built up Area in Sq. Ft. = 309.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per MMRDA norms
11	What is the Carpet Area of the Office?	:	(Area as per Measurement of Office No. GE-2021 & GE-2022)  Carpet Area in Sq. Ft. = 216.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 45,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office 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)	:	₹ 40,000.00 to ₹ 43,000.00 per Sq ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the	:	₹ 41,370.00 per Sq. Ft.



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	specifications and other factors with the Office under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 39,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	₹ 3,45,060.00 per Sq. M. i.e., ₹ 32,057.00 per Sq. Ft.
	Guideline rate (After Depreciation)	₹ 3,19,301.00 per Sq. M. i.e., ₹ 29,664.00 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 area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of Office with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 14 Years
	Life of the building estimated	: 46 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	: 21.00%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,370.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 39,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 41,370.00 per Sq. Ft.</b>
	<b>Remarks:</b> As per site inspection, Office Nos. GE-2021 & GE-2022 are internally amalgamated to form a single unit having separate entrances. For the purpose of valuation, we have considered area as per Deed of Exchange for Office No. GE – 2021.	

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**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office (incl. car parking, if provided)	309.00 Sq. Ft.	41,370.00	1,27,83,330.00
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			
	<b>Total value of the property</b>			<b>1,27,83,330.00</b>
	<b>Realizable value of the property</b>			<b>1,15,04,997.00</b>
	<b>Distress value of the property</b>			<b>1,02,26,664.00</b>
	<b>Insurable value of the property</b>			<b>9,27,000.00</b>
	<b>Guanidine value of the property</b>			<b>91,66,176.00</b>

**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 Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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 ₹ 40,000.00 to ₹ 43,000.00 per Sq. Ft. on Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 41,370.00 per Sq. Ft. for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 45,000.00 Expected rental income per month.
iii) Any likely income it may generate	Rental income

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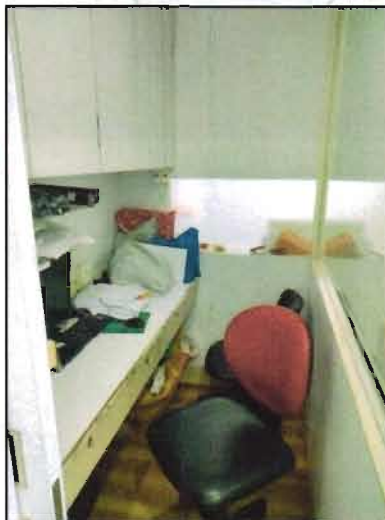
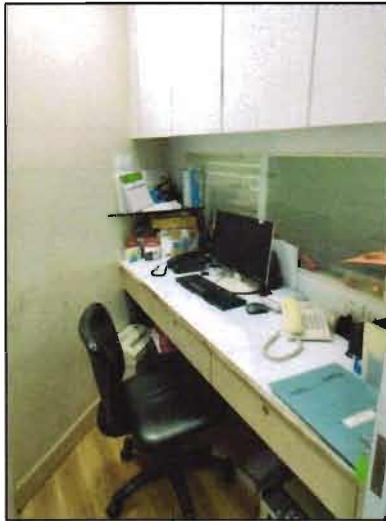
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## Actual Site Photographs



### Actual Site Photographs



## Route Map of the property

Site:ur



**Latitude Longitude: 19°03'56.7"N 72°51'53.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Bandra – 3.7 Km.)

## Ready Reckoner Rate

Department of Registration & Stamps  
Government Of Maharashtra  
नोंदणी व मुद्रांक विभाग  
REGISTRATION DEPARTMENT

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Location Details

Select Type:  Development Agreement  Tenant Occupied  Other

District Name: [Mumbai] Division Name: [Mumbai]

District Name: [मुंबई (महाराष्ट्र)] Zone Name: [11-शिवडीवाला (उत्तर)]

Attribute: [श.मि.स.म.स.] SubZone Name: [श.मि.स.म.स.]

Open Land	Residence	Office	Shop	Industry	Unit
181275	300585	345065	632258	288258	Square Meter

Next

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## Sale Instances

1641514 21-06-2023 Note -Generated Through eSearch Module, For original report please contact concern SRO office	<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि. अंधेरी 7 दस्तावेज क्रमांक 1641 2023 नोंदणी Regn 63m
<b>गाव: कोलेकल्याण</b>		
(1) दस्तावेज प्रकार	सेल डीड	
(2) मोबदला	23135000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	23086659.63	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: प्रिमायसेस क्र. डी सी-7090.क्षेत्रफळ 661 चौ. फुट बिल्टअप.7 वा मजला.डी टॉवर.सेन्ट्रल विंग.भारत डायमंड बोर्स कॉम्प्लेक्स.प्लॉट क्र. सी 28.जी ब्लॉक.बांद्रा कुर्ला कॉम्प्लेक्स.बांद्रा(पूर्व).मुंबई - 400051. सी. टी. एस. क्र. 4207 कोले कल्याण विभाग तालुका अंधेरी व इतर माहिती दस्तात नमूद केल्याप्रमाणे. Pl 1: HE1906840000000 Mumbai Ma.na.pa.	
(5) क्षेत्रफळ	61.41 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) राष्ट्रल राजेन कोठारी 39 प्लॉट नं ४३०, माळा नं. - इमारतीचे नाव - ब्लॉक नं ९ मेन ७ क्रॉस, के सी लेआउट, रोड नं सिद्धार्थ नगर, मैसूर, कर्नाटक, 570011 AHDPK1523A	
(8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) विकास देवेन्द्र बदेर 41 प्लॉट नं: 2601, माळा नं: - इमारतीचे नाव: - ब्लॉक नं: समर टिनीटी टॉवर्स, टॉवर 2 A.प्रभादेवी मुंबई, रोड नं: - महाराष्ट्र, मुंबई, 400025, AFQPBS689E 1) दिव्यांक देवेन्द्र बदेर 39 प्लॉट नं १५, माळा नं. - इमारतीचे नाव - ब्लॉक नं. तख्ते शाही रोड, जे एल एन मार्ग, रोड नं जवाहर नगर, राजस्थान, JAIPUR, 302004 AFVFPB0842B	
(9) दस्तावेज करून दिल्याचा दिनांक	30/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	30/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1641/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1388500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शीरा		
मूल्याकनासाठी विचारात घेतलेला तपशील		

## Sale Instances

2559323 21-06-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र . २</b>	दुयम निबंधक सह दु.नि. अंधेरी 2 दस्तावेज क्रमांक 2559.2023 नोंदणी: Regn 63m
<b>गाव: कोलेकल्याण</b>		
(1) दस्तावेज प्रकार	सेल डीड	
(2) मोबदला	12558000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे ,	11518640.1	
(4) भूमापन पोर्टहिसा व घरक्रमांक (असल्यास)	इतर माहिती: प्रिमायसेस क्र. डी सी 4111.क्षेत्रफळ 322 चौ. फुट बिल्टअप.4 था मजला.डी टॉवर,सेन्ट्रल विंग,भारत डायमंड बोर्स कॉम्प्लेक्स.प्लॉट क्र. सी 28.जी ब्लॉक.बांद्रा कुर्ला कॉम्प्लेक्स.बांद्रा(पूर्व),मुंबई - 400051. सी. टी. एस. क्र. 4207 कोले कल्याण विभाग तालुका अंधेरी व इतर माहिती दस्तात नमूद केल्याप्रमाणे. P.U. HF.1906840000000 मुंबई मनपा	
(5) क्षेत्रफळ	29.91चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या तिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) पुनित धरमवंद शाह 53 प्लॉट नं डी सी ४१११ डी टॉवर, सेन्ट्रल विंग. माळा नं . इमारतीचे नाव भारत डायमंड बोर्स, ब्लॉक नं. बांद्रा कुर्ला कॉम्प्लेक्स. रोड नं. बांद्रा (पूर्व). महाराष्ट्र, मुंबई 400051 ALJPS1238C	
(8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे एच एम के डायमंड टर्फे मालक चेतन वाघजीभाई शेट्टे 40 प्लॉट नं १४०१. माळा नं १४ वा मजला . इमारतीचे नाव १९०. अर्थ क्यू. ब्लॉक नं १२ वि खेतवाडी लेन . रोड नं गिरगाव . महाराष्ट्र. मुंबई 400004 AZDVS2442N	
(9) दस्तावेज करून दिल्याचा दिनांक	13/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	13/03/2023	
(11) अनुक्रमांक. खंड व पृष्ठ	2559/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	753500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेषा		
मूल्यांकनासाठी विचारात घेतलेला तपशील .-		



## Sale Instances

1403323 21-06-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र. २</b>	दुय्यम निबंधक सह दु.नि. अंधेरी 2 दस्तावेज क्रमांक 1403 2023 नोंदणी. Regn.63m
<b>गाव: कोलेकल्याण</b>		
(1) दस्तावेज प्रकार	सेल डीड	
(2) मोबदला	21797000	
(3) बाजारभाव (भाडेपत्राच्या बाबतीतपट्टाकार आकारणी देतो कि पट्टेदार ते नमूद करावे.)	21713987.2	
(4) भूमापन .पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: प्रिमायसेस क्र. डी सी 7140,क्षेत्रफळ 614 चौ. फुट बिल्टअप.7 वा मजला,डी टॉवर,सेन्ट्रल विंग,भारत डायमंड बोर्स कॉम्प्लेक्स,प्लॉट क्र. सी 28,जी ब्लॉक,बांद्रा कुर्ला कॉम्प्लेक्स,बांद्रा(पूर्व),मुंबई - 400051, सी. टी. एस. क्र. 4207 कोले कल्याण विभाग तालुका अंधेरी व इतर माहिती दस्तात नमूद केल्याप्रमाणे. PL 1: IIE19068-40000000 मुंबई मनपा	
(5) क्षेत्रफळ	57.04 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) उमेश एम. शाह 69 प्लॉट नं. डी सी ७१४०, डी टॉवर, माळा नं. - इमारतीचे नाव भारत डायमंड बोर्स, ब्लॉक नं. बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं. बांद्रा (पूर्व), महाराष्ट्र, मुंबई - 400051. AA/CP/1/272N 2) तन्मय यु. शाह 50 प्लॉट नं. डी सी ७१४०, डी टॉवर, माळा नं. - इमारतीचे नाव भारत डायमंड बोर्स, ब्लॉक नं. बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं. बांद्रा (पूर्व), महाराष्ट्र, मुंबई - 400051. AM/OPS/2/666G	
(8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. जसदिन जेम्स रॉफे भागिदार हिमांशु डी मेहता 50 प्लॉट नं. डी सी ६०५०, डी टॉवर, माळा नं. - इमारतीचे नाव भारत डायमंड बोर्स, ब्लॉक नं. बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं. बांद्रा (पूर्व), महाराष्ट्र, मुंबई - 400051. AA/AF/469/A	
(9) दस्तावेज करून दिल्याचा दिनांक	08/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2023	
(11) अनुक्रमांक खंड व पृष्ठ	1403 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1308000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) श्रेयां		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		

## Price Indicators

magicbricks
Login Post Property

Home > Commercial Property for Sale in Mumbai > Office Space for Sale in Mumbai > Office Space for Sale in Bandra Kuria Complex > 1800 sq.ft
Posted on Jun 12, 22 Property ID: 9662822

**₹5.15 Cr** ₹2861/sqft [Apply for Loan](#) PREMIUM LOCALITY ONLY ON MAGICBRICKS

Office Space For Sale in Trade Center: **Bandra Kuria Complex, Mumbai**

Grade A+ Furnished

Commercial Complex	Super Area	Carpet Area
<b>Trade Center</b>	<b>1800 sqft - ₹2861/sqft</b>	<b>1620 sqft - ₹5000/sqft</b>
Floor	Pantry	Washrooms
<b>2 (Out of 11 Floors)</b>	<b>Wet Pantry</b>	<b>2</b>
Overlooking	Facing	
<b>Main Road Facing</b>	<b>South - East</b>	

Assured Returns of 9% per annum Property Currently Leased Out

Contact Owner
Book Site Visit

Last contact made 2 days ago

**More Details**

Price	₹5.15 Cr
Booking Amount	₹5.0 Lac
Facilities	<b>Power Back Up, Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Air Conditioned, Visitor Parking, Intercom Facility, Internet/Wi-Fi Connectivity, RO Water System, Cafeteria/Food Court, Conference Room, CCTV Camera, Fire Sprinklers, Projector, Tea/Coffee, Printer, Whiteboard, Wheelchair Accessibility</b>
Address	<b>Trade Center, BKC,, Bandra Kuria Complex, Mumbai - Western Mumbai, Maharashtra</b>

magicbricks
Login Post Property

Home > Commercial Property for Sale in Mumbai > Office Space for Sale in Mumbai > Office Space for Sale in Bandra Kuria Complex > 2888 sq.ft
Posted on May 29, 22 Property ID: 9727287

**₹8.0 Cr** ₹27700/sqft [Apply for Loan](#) PREMIUM LOCALITY

2888 Sq.ft Commercial Office Space For Sale in **Bandra Kuria Complex, Mumbai**

16Seats 5Cabins Furnished 2Car Parking

Super Area	Carpet Area	Floor
<b>2888 sqft - ₹27700/sqft</b>	<b>1700 sqft - ₹4705/sqft</b>	<b>2 (Out of 15 Floors)</b>
Units On Floor	Pantry	Washrooms
<b>15</b>	<b>Wet Pantry</b>	<b>2</b>
Overlooking	Facing	LEED Certification
<b>Main Road Facing</b>	<b>North - East</b>	<b>Certified</b>

Assured Returns of 6% per annum Property Currently Leased Out

Contact Agent
Get Phone No.

**More Details**

Price	₹8 Cr
Booking Amount	₹1
Facilities	<b>Power Back Up, Lift, Reserved Parking, Security, Water Storage, Air Conditioned, Visitor Parking, Cafeteria/Food Court, Conference Room, Fire Sprinklers, Whiteboard, Wheelchair Accessibility</b>
Address	<b>Bandra Kuria Complex, Bandra Kuria Complex, Mumbai - Western Mumbai,</b>

**Contact Agent**

● Commercial Guy  
**Vinay** - 91-98XXXXXXX

Your Name:

Name field can't be left blank. Please enter your name!

Email:

Email ID field can't be left blank. Please enter!

Mobile Number:

NO - 91

I agree to magicbricks [Terms of Use](#)

Get Contact Details



(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 31.07.2023 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/ my authorized representative have personally inspected the property on 15.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be 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
- 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per documents, the property under consideration was owned by M/s. Sandip.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Bharat Diamond Branch, to assess Value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Patel – Regd. Valuer Tushar Bhuvad – Valuation Engineer Shobha Kuperkar – Technical Manager Nitesh Khedekar – 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 – 15.07.2023 Valuation Date – 31.07.2023 Date of Report – 31.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 15.07.2023
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;	Sales Comparison 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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
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.	As mentioned below