

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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) EXPORT IMPORT BANK OF INDIA FLOOR 21,, CENTRE ONE BUILDING,, WORLD TRADE CENTRE COMPLEX,, UFFE PARADE,, Mumbai, GSTIN/UIN : 27AAACE2769D1ZS State Name : Maharashtra, Code : 27	Invoice No. PG-2137/23-24 Dated 24-Aug-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 003157 / 2302201 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	35,000.00
	CGST			3,150.00
	SGST			3,150.00
Total				41,300.00


Amount Chargeable (in words) E. & O.E.
Indian Rupee Forty One Thousand Three Hundred Only

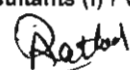
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	35,000.00	9%	3,150.00	9%	3,150.00	6,300.00
Total			3,150.00		3,150.00	6,300.00

Tax Amount (in words) : **Indian Rupee Six Thousand Three Hundred Only**

Remarks:
 M/s. Crystal Shipping Co. Pvt. Ltd. , Commercial Office
 No. 1, 7th Floor "Center 1 Building", World Trade Center
 Complex, Block V of Backbay Reclamation Estate,
 Cuffe Parade, Mumbai – 400005, State - Maharashtra,
 Country – India (Rent Valuation)
 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**

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**


 UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

Rental Valuation of Immovable Property



Details of the property under consideration:

Name of Client: **Export Import Bank of India**

Name of Owner: **M/s. Crystal Shipping Co. Pvt. Ltd.**

Commercial Office No. 1, 7th Floor "**Center 1 Building**", World Trade Center Complex, Block V of Backbay Reclamation Estate, Cuffe Parade, Mumbai – 400005, State - Maharashtra, Country - India.

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Longitude Latitude: 18°54'52.2"N 72°49'03.9"E

Valuation Done for:

Export Import Bank of India

Centre One Building, 21st Floor, World Trade Centre Complex, Cuffe Parade,
Mumbai – 400 005, 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,
Chandivalli Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	17.08.2023
2.	Purpose of valuation	:	As per Client's request to assess Rent Value per Month, for the given property
3.	Name and address of the Valuer.	:	Manoj B. Chalikwar
		:	Vastukala Consultants (I) Pvt. Ltd.
		:	B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.
4.	List Of Documents Handed Over to The Valuer by The Client		
	1. Copy of Agreement dated 01.08.1988 between M. Visvesvaraya Industrial Research and Development Centre (the Centre) AND Crystal Shipping Co. Pvt. Ltd. (the Lessee).		
	2. Copy of Occupancy Certificate No. EB87480/A issued by 16.08.1988 issued by Municipal Corporation of Greater Mumbai formerly known as Brihanmumbai Mahanagarpalika.		
	3. Copy of Maintenance Bill Invoice No. C1CGJUN2324/0212 dated 01.06.2023 issued by M. Visvesvaraya Industrial Research and Development Centre.		
	4. Copy of Electricity Bill dated 01.06.2023 issued by M. Visvesvaraya Industrial Research and Development Centre.		
5.	Details of enquiries made/ visited to govt. Offices for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6.	Factors for determining its market value.	:	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate. The rental valuation is calculated depending upon floating population & business potential of the respective premises
7.	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	:	No
Property Details:			
8.	Name(s) and Postal address of the Client (s).	:	Export Import Bank of India
		:	Commercial Office No.1, 7th Floor "Center 1 Building", World Trade Center Complex, Block V of Backbay Reclamation Estate, Cuffe Parade, Mumbai – 400005, State - Maharashtra, Country - India.
	Contact Person	:	Mr. Vinit Kumar Singh (Employee of India Exim Bank) Mb. No. 7247694119
9.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Property is Owned by M/s. Crystal Shipping Co. Pvt. Ltd.
10.	Brief description of the property.	:	Commercial Office
		:	The property is a commercial office on 7 th floor. The composition of office is Reception Area + Conference Room + Manager Cabin + Director Cabin + 8 Cabin + Toilet Blocks. The property is at 4.30 Km. distance from

		Churchgate railway station.
11.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	: C.T.S. No. 639 of Colaba Division
12.	Boundaries of the property.	: As on site
	North	: IDBI Tower
	South	: The Arcade Shopping Centre
	East	: Sadhu Vaswani Marg
	West	: Internal Road & Metro Car Shed
13.	Matching of Boundaries	: N.A.
14.	Route map	: Enclosed
15.	Any specific identification marks	: World Trade Center
16.	Whether covered under Corporation/ Panchayat/ Municipality.	: Municipal Corporation of Greater Mumbai
17.	Whether covered under any land ceiling of State/ Central Government.	: No
18.	Is the land freehold/ leasehold?	: Freehold
19.	Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.	: As per documents
20.	Type of the property	: Commercial Office
21.	Year of acquisition/ purchase.	: M/s. Crystal Shipping Co. Pvt. Ltd. has leased the property in the year 1988
22.	Purchase value as per document	: N.A.
23.	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	: Vacant and under the possession of M/s. Crystal Shipping Co. Pvt. Ltd.
24.	Classification of the site.	:
	a. Population group.	: Urban
	b. High/ Middle/ Poor class.	: Higher Middle class
	c. Residential/ nonresidential.	: Commercial
	d. Development of surrounding area.	: Good
	e. Possibility of any threat to the property. (Floods, calamities etc.).	: No
25.	Proximity of civic amenities. (like school, hospital, bus stop, market etc.).	: All available near by
26.	Level of the land (Plain, rock etc.).	: Plain
27.	Terrain of the Land.	: Levelled
28.	Shape of the land (Square/ rectangle etc.).	: Irregular
29.	Type of use to which it can be put (for construction of house, factory etc.).	: Commercial purpose
30.	Any usage restrictions on the property.	: As per development control rules
31.	Whether the plot is under town planning approved layout?	: Yes, M.C.G.M. approved layout
32.	Whether the unit is intermittent or corner?	: Intermittent



33.	Whether any road facility is available?	:	Yes									
34.	Type of road available (B.T./ Cement Road etc.).	:	B. T. Road									
35.	Front Width of the Road?	:	18.00 M. wide road									
36.	Source of water & water potentiality.	:	Municipal Water supply									
37.	Type of Sewerage System.	:	Connected to M.C.G.M. sewer									
38.	Availability of power supply.	:	Yes									
39.	Advantages of the site.	:	Located in developed area									
40.	Disadvantages of the site.	:	No									
41.	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records									
Valuation of the property:												
A) Fair Market Value												
42.	Total area of the Commercial Office		Admeasuring Area – 3,643.15 Sq. Ft. (Area as per Documents)									
43.	Prevailing Rental Market rate	:	₹ 185.00 to ₹ 270.00 per Sq. Ft. on admeasuring area (Excluding other outgoing charges)									
44.	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 1,03,570.00 per Sq. M. i.e., ₹ 9,622.00 per Sq. Ft.									
45.	Adopted Rental Market rate	:	As per valuation table									
46.	Built Up Area	:	<table border="1"> <thead> <tr> <th>Admeasuring Area in Sq. Ft.</th> <th>Expected Rent per Sq. Ft.</th> <th>Monthly Rent (₹)</th> </tr> </thead> <tbody> <tr> <td>3,643.15</td> <td>252.00</td> <td>9,18,074.00</td> </tr> <tr> <td colspan="2">Total Value</td> <td>9,18,074.00</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Excluding Other Outgoing Charges 	Admeasuring Area in Sq. Ft.	Expected Rent per Sq. Ft.	Monthly Rent (₹)	3,643.15	252.00	9,18,074.00	Total Value		9,18,074.00
Admeasuring Area in Sq. Ft.	Expected Rent per Sq. Ft.	Monthly Rent (₹)										
3,643.15	252.00	9,18,074.00										
Total Value		9,18,074.00										
47.	Monthly Rental Value of the property	:	₹ 9,18,074.00 (Excluding other outgoing charges)									
48.	Yearly Rental Value of the property	:	₹ 1,10,16,888.00 (Excluding other outgoing charges)									
Technical details of the building:												
49.	Type of building (Residential/ Commercial/ Education & Training Centre).	:	Commercial									
50.	Year of construction.	:	1988 (As per Occupancy Certificate)									
51.	Future life of the property.	:	25 years subject to proper, preventive periodic maintenance & structural repairs.									
52.	No. of floors and height of each floor including basement.	:	Ground Floor + 1 st to 32 nd Upper Floors. The building is having 12 Lifts.									
Type of construction.												
53.	(Load bearing/ R.C.C./ Steel framed).	:	R.C.C. Framed Structure									
Condition of the building.												
54.	External (excellent/ good/ normal/ poor).	:	Excellent									
55.	Internal (excellent/ good/ normal/ poor).	:	Excellent									
56.	Whether the building/ property is constructed strictly according to the	:	Yes,									

	sanctioned plan, details of variations noticed if any and effect of the same on the valuation.	
Specifications of Construction:		
Sr.	Description	
a	Foundation.	: R.C.C. Footing
b	Basement.	: Yes
c	Superstructure.	: R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls
d	Joinery/ Doors & Windows.	: T.W. door, Glass Door, Powder coated aluminum sliding windows
e	RCC work.	: Footing, Column, Beam, Slab
f	Plastering.	: Cement plastering
g	Flooring, Skirting	: Carpet flooring
h	Kitchen Platform	: No
i	Whether any weather proof course is provided.	: Yes
j	Drainage.	: Municipal Drainage.
k	Compound wall (Height, length and type of construction).	: 6'6" High, R.C.C. columns with B. B. Masonry.
l	Electric installation (Type of wire, Class of fittings)	: Concealed electrification
m	Plumbing installation (No. of water closets & wash basins etc.)	: Concealed plumbing
n	Bore well.	: Information not available
o	Wardrobes, if any.	: No
p	Development of open area	: Chequered tiles in open spaces, stilt parking etc.
q	Remarks:	

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Actual site photographs

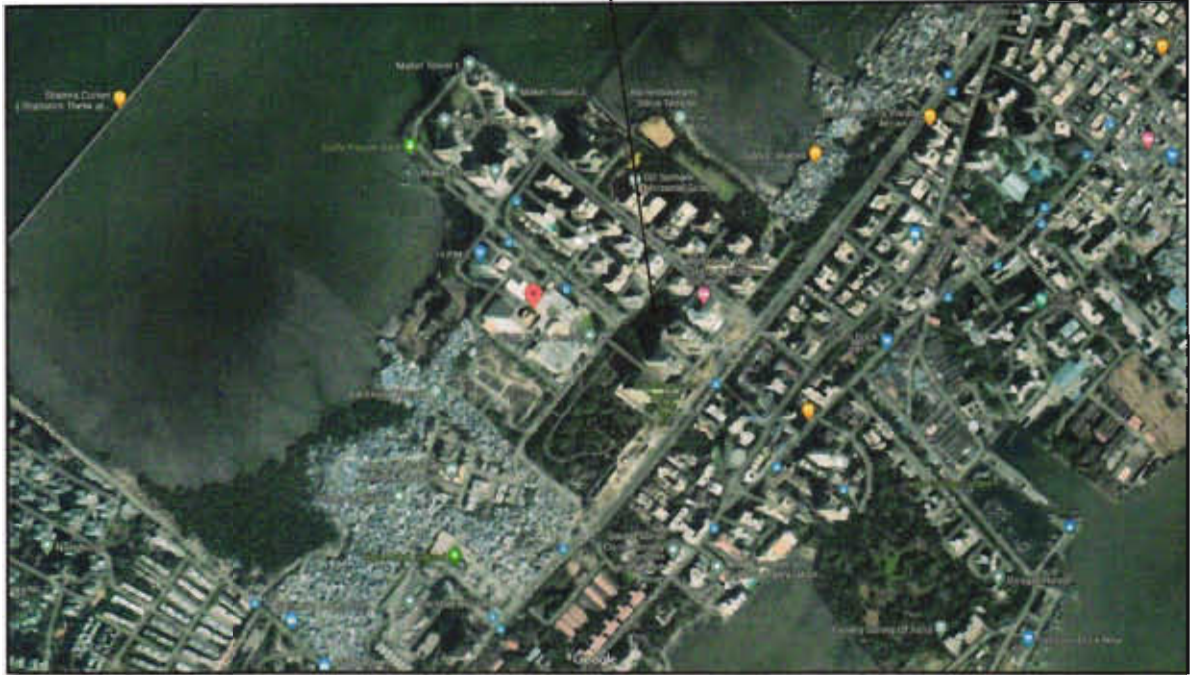


Actual site photographs



Route Map of the property

Site, u/r



Longitude Latitude: 18°54'52.2"N 72°49'03.9"E

Note: The Blue line shows the route to site from railway station (Churchgate – 4.30 Km.)

IGR (Rental)

6801450 17-08-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 6801/2023 नोंदणी : Regn.63m
गावाचे नाव : कुलाबा र		
(1) विलेखाचा प्रकार	36-अ-लिच्छ अॅड लायसन्सेस	
(2) भौबदला	636306	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1300000	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप नं 10 आणि 18, माळा नं: तळ मजला, इमारतीचे नाव: द आर्केड,वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, रोड नं: कुलाबा,मुंबई 400005, इतर माहिती: एकूण कालावधी 60 महिने. मासिक भाडे 6,36,306 .80/- रुपये,पुढील कालावधीसाठी मासिक भाडे प्रत्येक 2 वर्षांनी 10% वाढ व अनामत रक्कम 13,00,000/- रुपये व सोबत 30 कार पार्किंग,कार पार्किंग महिना भाडे 50,000/- रुपये व इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 639 :))	
(5) क्षेत्रफळ	3440 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एम. विश्वेश्वरया इंडस्ट्रियल रिसर्व अॅड डेव्हलपमेंट सेंटर लॅफे मॅनेजर- सीगल हेता भरत मर्चंट -- वय:-37 पत्ता:-प्लॉट नं. -, माळा नं: 31 वा मजला, इमारतीचे नाव: सेंटर । बिल्डींग, वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, कुलाबा, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI पिन कोड:-400005 पॅन नं:-AABCM0996K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-फाउंटन हॉस्पिटॅलिटी प्रा. लि. चे मॅनेजींग डायरेक्टर अमरीष अरोरा -- वय:-55; पत्ता:- प्लॉट नं: शॉप नं. 7, माळा नं: तळ मजला, इमारतीचे नाव: द आर्केड, वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई, पिन कोड:-400005 पॅन नं:-AAACF8320P	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6801/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	113000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14)शेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	

IGR (Rental)

5368450 23-08-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 5368/2023 नोंदणी : Regn:63m
गावाचे नाव : कुलाबा र		
(1) विलेखाचा प्रकार	36-अ-लिक्व अॅड लायसन्सेस	
(2) मोबदला	1	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0	
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक,असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं. 3, माळा नं: 18 वा मजला, इमारतीचे नाव: सेंटर 1 बिल्डिंग,वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, रोड नं: कुलाबा मुंबई 400005, इतर माहिती: कालावधी 36 महिने, मासिक भाडे 226919/-रुपये,व बीएमसी टॅक्स सहित भाडे 248471.54/- रुपये, ऑफिस ऑफ कलेक्टर स्टॅम्प,मुंबई, एडीजे/एम/91/2023 दिनांक 07/02/2023... व इतर माहिती दस्तात नमूद केल्याप्रमाणे,((C.T.S. Number : 639 ;))	
(5) क्षेत्रफळ	1008.53 चौ फूट	
(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:-एम. विश्वेश्वरया इंडस्ट्रियल रीसर्व अॅड डेव्हलपमेंट सेंटर तर्फे मॅनेजर. सीगल हेता भरत मर्चंट - - वय:-37 पत्ता:-प्लॉट नं. - , माळा नं: 31 वा मजला, इमारतीचे नाव: सेंटर 1 बिल्डिंग, वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, कुलाबा, मुंबई, रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-AAABCM0996K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अॅडिशनल डायरेक्टर जनरल ऑफ पोलीस इ.ओ.डब्ल्यू, महाराष्ट्र स्टेट मुंबई, तर्फे दिपक देवराज - - वय:-45; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: - , इमारतीचे नाव: डीबीपी, ब्लॉक नं: रिगल सिनेमा सामोर, कुलाबा, रोड नं: शहीद भगत सिंह मार्ग, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5368/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्ताप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	



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IGR (Rental)

10738450 23-08-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 10738/2023 नोंदणी : Regn.63m
गावाचे नाव : कुलाबा र्		
(1) विलेखाचा प्रकार	36-अ-लिव्ह अॅड लायसन्सेस	
(2) मोबदला	1	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0	
(4) भू.मापन.पौढहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: युनिट नं. 5,7वा मजला,युनिट नं. 3 11 वा मजला,युनिट नं. 3 12 वा मजला,सेंटर । बिल्डिंग,वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स,कफ परेड,कुलाबा मुंबई 400005, एकूण कालावधी 18 महिने. युनिट नं.5 चे मासिक भाडे 1,48,933.13/-,युनिट नं.3 चे मासिक भाडे 1,37,228.09/-,युनिट नं.3 चे मासिक भाडे 3,22,744.70/- चे एकूण मासिक भाडे 6,08,905 .92/- व सोबत 2 कार पार्किंग स्लॉट्स,कार पार्किंग महिना भाडे 3,000/- रुपये व इतर माहिती दस्तात नमूद केल्याप्रमाणे,((C.T.S. Number : 639 :))	
(5) क्षेत्रफळ	2471.51 चौ फूट	
(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-एम. विश्वेश्वरया इंडस्ट्रियल रीसर्व अॅड डेव्हलपमेंट सेंटर तर्फे मॅनेजर- लीगल हेता भरत मर्चंट -- वय-37 पत्ता:-प्लॉट नं. -, माला नं. 31 वा मजला, इमारतीचे नाव: सेंटर । बिल्डिंग, वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं. कफ परेड, कुलाबा, मुंबई, रोड नं. -, महाराष्ट्र, MUMBAI पिन कोड:-400005 फॅन नं.-AABCM09996K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-स्पेशल इन्स्पेक्टर जनरल ऑफ पोलीस महिला व बाल अपराध प्रतिबंधक विभाग तर्फे सुरेश आर सिनालकर -- वय-55; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. शहिद भगत सिंह मार्ग, समीर, रिगल सिनेमा कुलाबा मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400005 फॅन नं.-AAAGS9041Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10738/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील:-	मूल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	



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IGR (Rental)


6797450 23-08-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 6797/2023 नोंदणी : Regn:63m
गावाचे नाव : कुलाबा र		
(1) विलेखाचा प्रकार	36-अ-लिह अॅड लायसन्सेस	
(2) मीटरदस्ता	588913	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1766741	
(4) भू-मापन, पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं. 4, माळा नं: 18 वा मजला, इमारतीचे नाव: सेंटर । विल्लिंग,वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, रोड नं: कुलाबा,मुंबई 400005, इतर माहिती: कालावधी 12 महिने. मासिक भाडे 5,88,913.61/-रुपये,अनामत रक्कम 17,66,741/- रुपये व इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 639 ;))	
(5) क्षेत्रफळ	2170.15 चौ फूट	
(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:-एम. विश्वेश्वरया इंडस्ट्रियल रीसर्च अॅड डेव्हलपमेंट सेंटर तर्फे मॅनेजर. लीगल हेता भरत मर्चंट - - वय:-37 पत्ता:-प्लॉट नं. - , माळा नं.31 वा मजला, इमारतीचे नाव: सेंटर । विल्लिंग, वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, कुलाबा, मुंबई, रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-AABCM09996K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चायना इंटरनॅशनल मुन्यपेटेड पेट्रोलियम अॅड केमिकल्स कंपनी लि. तर्फे रेप्रेसेंटेटिव्ह अभिहित सुभेदार - - वय:-33; पत्ता:-प्लॉट नं: युनिट नं. 4, माळा नं: 18 वा मजला, इमारतीचे नाव: सेंटर । विल्लिंग, वर्ल्ड ट्रेड सेंटर कॉम्प्लेक्स, ब्लॉक नं: कफ परेड, मुंबई, रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:-AAGCC0380C	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	6797/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	19000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14)बॅर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.	

Price Indicators (Rental)

This screenshot shows a property listing on the 99acres website. The listing is for a "Ready to move Office Space" priced at ₹3 Lac. The property is located in Sector 17, Gurgaon. It features 20 seats, 1 meeting room, and 4 cabins. The listing also mentions 2 washrooms (1 private, 1 shared) and 100 sq.ft. of area. The property is currently not available for rent.

This screenshot shows another property listing on the 99acres website. The listing is for a "Ready to move Office Space" priced at ₹1 Lac. The property is located in Sector 17, Gurgaon. It features 1 floor (1st / 11 floor) building, 1 private parking space outside the building, 1 meeting room, and 1 cabin. The listing also mentions 2 washrooms (1 private, 1 shared) and 90 sq.ft. of area. The property is currently not available for rent.

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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User Manual
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Feedback

Annual Statement of Rates

Year: 20232024
Language: English

Selected District: मुंबई(पैत)

Select Village: कुलाबा विस्तीर्ण

Search By: Survey No Location

Select	विवरण	भूमी क्षेत्र	विभागीय क्षेत्र	मंकीर	दराने	बीडोपिठ	एकक (रि.।)
SurveyNo	1/3-रस्ता : महीर भगतसिंग मार्ग, (रिगत सिनेमाघरसमूह जवळ, साळगावकर, रस्तापरीत)	267850	491990	628000	724760	491990	चौरस मीटर
SurveyNo	1/4A-पुलाय : मुळ नुसकर विभाग अ. 1/4 (पुलाय) या मधील मुंबई पोर्ट ट्रस्ट यांच्या मालकीच्या मोकळी.	147830	309560	355990	386990	309560	चौरस मीटर
SurveyNo	1/4-पुलाय : वेष्टींगवट भाग भागा रोडच्या दक्षिणेकडील कुलाबाचा दक्षिण भाग,वेष्टींगवट डाय इन्स्टिट्यूट ऑफ इंजनीयिंग रिअर्स कुलाबा पॉस्ट रोड.	128550	269180	298760	361460	269180	चौरस मीटर
SurveyNo	1/5A-पुलाय : पूर्वेस बकाळ रोड मार्ग, पश्चिमेस समुद्र, दक्षिणेस बसई रोड येथील हद्द व उत्तरेस सी.टी. सोनानी मार्ग	303030	892350	796200	901580	892350	चौरस मीटर
SurveyNo	1/5-B-पुलाय : पूर्वेस बकाळ रोड मार्ग, पश्चिमेस समुद्र, दक्षिणेस सी.टी. सोनानी भागा रोड व उत्तरेस माधु बासवानी रोड व पुढे बसई रोड येथील हद्द	198730	376700	429900	491770	376700	चौरस मीटर

1 2 3

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by M/s. Crystal Shipping Co. Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per Client's request to assess Rent Value per Month, for the given property
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Chandan Singh – Valuation Engineer
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 – 16.08.2023 Valuation Date – 24.08.2023 Date of Report – 24.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 documents / information received from Client's representative and site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **Area in Sq. Ft. = 3,435.15** in the name of **M/s. Crystal Shipping Co. Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Crystal Shipping Co. Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

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

Area

Based on the document provided by the Client's representative, we understand that the Commercial Unit, **admeasuring Area in Sq. Ft. = 3,435.15**

Condition & Repair

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

Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Unit, **admeasuring Area in Sq. Ft. = 3,435.15**

