



V S JADON & CO. VALUERS LLP.

VALUATION OF PROPERTIES

OF

CHINTAMANI DEVELOPERS

Chintamani Developers is a project of Offices at Chintamani Plaza on Land Bearing CTS No. 294/C, situated at Andheri-Kurla Road, Gundavli, Andheri East), Mumbai – 400 053.



**1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11,
SANPADA, OPP. JUINAGAR RAILWAY STATION,
NAVI MUMBAI 400 706.**

TEL: 022-27758396/27758395.

E mail: admin@vsjadon.com, www.vsjadon.com



1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION, SANPADA, NAVI MUMBAI 400 706. TEL: 022-27758396/5 Email: vsjcvaluer@gmail.com. Web site: www.vsjadon.com			
STATE BANK OF INDIA BRANCH:		SBI SME Sec. 19, Vashi	
VALUATION REPORT (IN RESPECT OF OFFICE)			
(To be filled in by the Approved Valuer)			
I.	GENERAL		
1	Purpose for which the valuation is made	Assessment of Fair Market Value for loan purpose.	
2	Date of inspection	10/08/2020.	
	Date on which the valuation is made	04/09/2020.	
3	List of documents produced for perusal :		
	Discriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Approved Plan	MCGB	No. CE/2803/BP/WS/AK Dated : 28/11/2003.
ii)	Copy of OC	MCGM	MCGM/CE/2803/WS/AK Dated : 25/02/2012.
iii)	Copy of CC	MCGM	MCGM/CE/2803/BII/WS/AI/ AK Dated : 06/12/2003.
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)	Chintamani Developers - Commercial Office No. 123, 124, 125, 126, 127, 128 on 1st Floor, 223, 224, 225, 226, 227, 228 on 2nd, 323A, 323B, 324, 325, 326, 327, 328 on 3rd Floor, 423, 424, 425, 426, 427, 428 on 4th Floor, 523, 524, 525, 526, 527, 528 on 5th Floor, Chintamani Plaza, B-Wing, C.T.S. No. 294/C, Andheri-Kurla Road, Near Western Express Highway, Gundavli, Andheri (East), Mumbai-400 053.	
5	Brief description of the property	Subjected Property is Commercial Offices in High Class area & it is Free Hold.	
6	Location of property	Gundavli	
a)	Plot No. / Survey No.	C.T.S No. 294/C	
b)	Door No.	Commercial Offices on 1st, 2nd, 3rd, 4th & 5th Floors	
c)	T. S. No. / Village	Gundavli	
d)	Ward / Taluka	Andheri	
e)	Mandal / District	Mumbai	
f)	Date of issue and validity of layout of approved map /	28/11/2003.	
g)	Approved map / plan issuing authority	MCGB	
h)	Whether genuineness or authenticity of approved map / plan is verified	Yes.	



i)	Any other comments by our empanelled valuers on authentic of approved plan	No		
7	Postal address of the property	Commercial Office No. 123, 124, 125, 126, 127, 128, 1st Floor, 223, 224, 225, 226, 227, 228, 2nd, 323A, 323B, 324, 325, 326, 327, 328, 3rd Floor, 423, 424, 425, 426, 427, 428, 4th Floor, 523, 524, 525, 526, 527, 528, 5th Floor, Chintamani Plaza, B-Wing, C.T.S. No. 294/C, Andheri-Kurla Road, Near Western Express Highway, Andheri, Andheri (East), Mumbai-400 053.		
	Landmark of the property	Near Kotak Mahindra Bank		
	City / Town	Mumbai		
8	Area	Commercial		
9	Classification of the area:			
i	High / Middle / Poor	Higher Class		
ii	Urban / Semi Urban / Rural	Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation		
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA		
12	Boundaries of the property	As per the Deed	Actuals	
	North	NA	Sir Mathurdas VasANJI Road	
	South	NA	MCED Building	
	East	NA	Motanagar CHSL	
	West	NA	Padma Nagar Road	
13	Latitude, Longitude & Co-ordinates of flat	19.1150472	72.8574423	
14	Extent of the site	As per Builder Sheet total Saleable area covered on site is 44,955 sq. ft.		
15	Extent of the site considered for valuation (least of 13 A & 13 B)	Carpet Area 29,970 sq. ft.		
16	Whether occupied by the owner / tenant?	Rented -(office No. 127, 128, 226, 324, 327, 328, 427, 428, 528, 523, 524, 525, 526, 527, 528) & Vacant (office no. 123, 124, 125, 126, 223, 224, 225, 323A, 323B, 325, 326, 424, 425 & 427)		
17	Occupancy Status of Offices			
	Office No.	Floor	Occupied/Vacant	Organization No.
1	123-126	1st floor	Vacant	-
2	127-128	1st floor	Rented	Infoedge



3	223-225	2nd floor	Vacant	-
4	226	2nd floor	Rented	Complete Sports
5	227-228	2nd floor	Rented	Ulyssys Systems
6	323A -	3rd floor	Vacant	-
7	323B	3rd floor	Vacant	-
8	324	3rd floor	Rented	PMB Metlife
9	325	3rd floor	Vacant	-
10	326	3rd floor	Vacant	-
11	327-328	3rd floor	Rented	Prime Pharma
12	423 -	4th floor	Rented	Datavigilant
13	424	4th floor	Rented	Vidal Health
14	425-426	4th floor	Vacant	-
15	427-428	4th floor	Rented	Keystone
16	523	5th floor	Rented	Logicloop
17	524-526	5th floor	Rented	Libord
18	527	5th floor	Rented	Realatta Venture
19	528	5th floor	Rented	Logicloop
II.	APARTMENT BUILDING			
1	Nature of the Apartment		Commercial	
2	Location		Andheri	
	CTS./ Survey/ Plot No.		C.T.S No. 875	
	Block/ Sector No./Ward No.		-	
	Village/ Municipality / Corporation		Municipal Corporation	
	Door No., Street or Road (Pin Code)		Andheri-Kurla Road	
3	Description of the locality Residential / Commercial / Mixed		Commercial	
4	Year of Construction		2012	
5	Number of Floors		Stilt + 7th upper floors with 01 lift	
6	Type of Structure		RCC Structure	
7	Number of Dwelling units in the building		As provided plan is part bare shell, total no. of units cannot be count.	
8	Quality of Construction		Good	
9	Appearance of the Building		Good	
10	Maintenance of the Building		Good	
11	Facilities Available :			
	Lift		Yes	
	Protected Water Supply		Yes	
	Underground Sewerage		Yes	
	Car Parking - Open/ Covered		Yes	
	Is Compound wall existing?		Yes	
	Is pavement laid around the Building		Yes	
III	FLAT			
1	The floor on which the Office is situated		1st, 2nd, 3rd, 4th & 5th Floor	



2	Door No. of the Office	Commercial Office	
3	Specifications of the Commercial Office	Commercial Office	
	Roof	RCC	
	Flooring	Vitrified	
	Doors	Flush Door	
	Windows	Sliding	
	Fittings	Good	
	Finishing	Good	
	Stage of Construction	Completed	
	% Work Completed	100%	% Disbursement Recommended
			100%
4	House Tax	Details not provided to us	
	Assessment No.	Details not provided to us	
	Tax paid in the name of	Details not provided to us	
	Tax amount	Details not provided to us	
5	Electricity Service Connection no.	Details not provided to us	
	Meter Card is in the name of	Details not provided to us	
6	How is the maintenance of the flat?	Good	
7	Sale Deed executed in the name of	Sale Agreement of propertis not executed.	
8	What is the undivided area of land as per Sale Deed?	Sale Agreement of propertis not executed.	
9	What is the plinth/Built up area of the flat?	Built Area is 35,964.00 Sq.Ft (Calc. from Builder Sheet for Offices on floor 1st, 2nd, 3rd, 4th & 5th)	
	At site area	24,407.00 Sq.Ft (Carpet Area) (Physically Measured for Offices on floor 1st, 2nd, 3rd, 4th & 5th)	
	As per Plan	29,970.00 Sq.Ft (Carpet Area) (Calc. from Builder Sheet for Offices on floor 1st, 2nd, 3rd, 4th & 5th)	
10	What is the floor space index(FSI) (app.)	NA	
11	Is it Posh/ I class / Medium / Ordinary?	I Class	
12	Is it being used for Residential or Commercial purpose?	Commercial	
13	Is it Owner-occupied or let out?	As stated above in Occupancy Status.	
14	If rented, what is the monthly rent?	Monthly rent of property is different for every offices.	
IV	MARKETABILITY		
1	How is the marketability?	Good	
2	What are the factors favouring for an extra Potential Value?	Property is well maintained without any structural defect.	
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 flat 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)	Rs. 29,500/-to Rs. 31,500/- Per Sq.ft Carpet Area Depending Upon Location & amenities		
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Rs. 30,000/-per sq. ft on carpet area		
3	Break - up for the rate			
i)	Building + Services per Sq. ft.	3000		
ii)	Land + Others per Sq. ft.	27000		
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	17,020/- per sq. ft. on Built Up Area		
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate per Sq. ft.	2538		
	Replacement cost of flat with Services {V (3)i} per Sq. ft.	3000		
	Age of the building	8		
	Life of the building estimated	52		
	Depreciation percentage assuming the salvage value as 10%	300		
	Depreciated Ratio of the building	15.38%		
b.	Total composite rate arrived for valuation			
	Depreciated building rate VI (a)	2538		
	Rate for Land & other V (3)ii	27000		
	Total Composite Rate	29538		
VII	Details of Valuation:			
	Area Details from Provided Builder Sheet			
	Office No.	Area in sq. ft. (Builder Carpet Area)	Rate per sq. ft.	Value in Rs.
1	123-126-1st floor	3800.00	30000	11,40,00,000.00



2	127-128 - 1st Floor	2850.00	30000	8,55,00,000.00
3	223-225-2nd floor	3250.00	30000	9,75,00,000.00
4	226- 2nd floor	650.00	30000	1,95,00,000.00
5	227-228 - 2nd floor	1950.00	30000	5,85,00,000.00
6	323A - 3rd floor	500.00	30000	1,50,00,000.00
7	323B - 3rd floor	550.00	30000	1,65,00,000.00
8	324 - 3rd floor	840.00	30000	2,52,00,000.00
9	325 - 3rd floor	1400.00	30000	4,20,00,000.00
10	326 - 3rd floor	650.00	30000	1,95,00,000.00
11	327-328 - 3rd floor	1950.00	30000	5,85,00,000.00
12	423 - 4th floor	1050.00	30000	3,15,00,000.00
13	424 - 4th floor	840.00	30000	2,52,00,000.00
14	425-426 - 4th floor	1950.00	30000	5,85,00,000.00
15	427-428 - 4th floor	1950.00	30000	5,85,00,000.00
16	523 - 5th floor	1050.00	30000	3,15,00,000.00
17	524-526 - 5th floor	2890.00	30000	8,67,00,000.00
18	527 - 5th floor	900.00	30000	2,70,00,000.00
19	528 - 5th floor	950.00	30000	2,85,00,000.00
	Total	29970.00	30000	89,91,00,000.00
Summary of valuation :				
1	Fair Market Value in Rs :	89,91,00,000.00	Rupees Eighty Nine Crore Ninety One Lakh(s) Only	
2	Realizable Value in Rs. :	80,91,90,000.00	Rupees Eighty Crore Ninety One Lakh(s) Ninety Thousand Only	
3	Force/Distress Value in Rs :	68,78,11,500.00	Rupees Sixty Eight Crore Seventy Eight Lakh(s) Eleven Thousand Five Hundred Only	
(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).				
Photograph of owner/representative with property in background to be enclosed.				
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites				
As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs.				89,91,00,000.00



Remarks - 1. We have released report on the basis of provided documents i.e Approved Plan, CC, OC & Conveyance Deed. 2. Property inspected by Mr. Karan. 3. Property identified by Site Person. 4. We have considered Builder Sheet area for valuation on carpet area 5. As per site we found office No. 127, 128, 226, 324, 327, 328, 427, 428, 528, 523, 524, 525 & 526 are on rent & office no. 123, 124, 125, 126, 223, 224, 225, 323A, 323B, 325, 326, 424, 425 & 427 are Vacant. 6. As per site we found office No. 123, 124, 125 & 126 are internally merged & having two separate entrance, office no. 127 & 128 is internally merged & having single entrance, office no. 223, 224 & 225 are internally merged & having two separate entrance, office no. 327 & 328 is internally merged & having single entrance, office no. 425 & 426 is internally merged & having two separate entrance, office no. 524, 525 & 526 are internally merged & having two separate entrance. 7. As per site we found office no. 423 & 527 are locked, so measurement & photos not possible. 8. As per approved plan we have found wings on site wings are not found, we have considered approved plan by matching CTS No. 9. Expected Rental Value - 175.00 per sq. ft. on Carpet Area. 10. As per approved plan subjected property is in C-Wing, as per builder sheet it is B-Wing.			
Place:	Navi Mumbai	Date	04/09/2020.
Signature (Name and Official Seal of the Approved Valuer)			
For Bank Use			
The undersigned has inspected the property detailed in the Valuation Report dated: 04/09/2020 on 10/08/2020. We are satisfied that the fair and reasonable market value of the property is Rs. 89,91,00,000.00 (Rs. Eighty-Nine Crore Ninty-One Lakh Only).			
Date	04/09/2020.		
Signature (Name of the Branch Manager with office Seal)			
Encloser:			
TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT			
1. Declaration-cum-undertaking from the valuer (Annexure-I)			
2. Model code of conduct for valuer (Annexure II)			
(Annexure-I)			
Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION- CUM- UNDERTAKING			
I, Mr. Vishwajeet Singh Jadon son of Mr. Ram Singh Jadon do hereby solemnly affirm and state that:			



1	I am a citizen of India	
2	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	
3	The information furnished in my valuation report dated is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.	04/09/2020.
4	I have personally inspected the property on The work is not subcontracted to any other valuer and carried out by myself.	10/08/2020.
5	Valuation report is submitted in the format as prescribed by the Bank	
6	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	
7	I have not been removed/dismissed from service/employment earlier	
8	I have not been convicted of any offence and sentenced to a term of imprisonment	
9	I have not been found guilty of misconduct in professional capacity	
10	I have not been declared to be unsound mind	
11	I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.	
12	I am not an undischarged insolvent	
13	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	
14	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	
15	My PAN Card number/Service Tax number as applicable is AAHPJ7711Q	
16	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer	
17	I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure	
18	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	
19	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	
20	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)	
21	I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)	



22	I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)		
23	My CIBIL Score and credit worthiness is as per Bank's guidelines.		
24	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.		
25	I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.		
26	Further, I hereby provide the following information.		
Sr.No	Particulars	Valuer comment	
1	background information of the asset being valued;	Subjected property is Commercial Office	
2	purpose of valuation and appointing authority	Loan Purpose for State Bank of India	
3	identity of the valuer and any other experts involved in the valuation;	Self	
4	disclosure of valuer interest or conflict, if any;	No	
5	date of appointment, valuation date and date of report;	Date of Appointment - 10/08/2020. Valuation date - 26/08/2020. Date of Report - 04/09/2020	
6	inspections and/or investigations undertaken;	Physically site Verified.	
7	nature and sources of the information used or relied upon;	Surrounding locality, Present Market condition & our judgement	
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite Rate	
9	restrictions on use of the report, if any;	NO	
10	major factors that were taken into account during the valuation;	Present Market enquiries & Area of property	
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.	-	
	Place:	Navi Mumbai	Date 04/09/2020.
	Signature (Name of the Approved Valuer and Seal of the Firm / Company)		
	(Annexure-II)		
	MODEL CODE OF CONDUCT FOR VALUERS		



Integrity and Fairness	
1	A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2	A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3	A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4	A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5	A valuer shall keep public interest foremost while delivering his services.
Professional Competence and Due Care	
6	A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7	A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8	A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9	In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the
10	A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11	A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.
Independence and Disclosure of Interest	
12	A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13	A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14	A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15	A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16	A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.



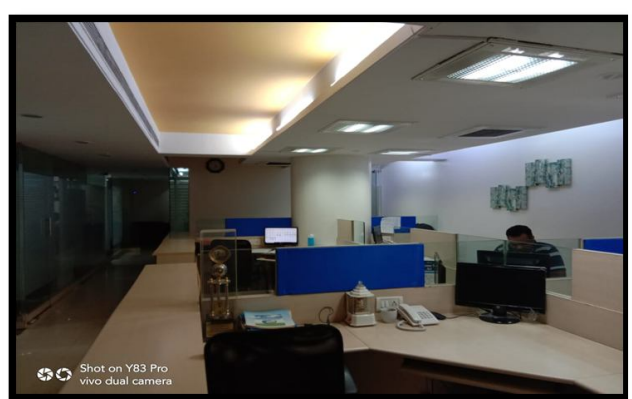
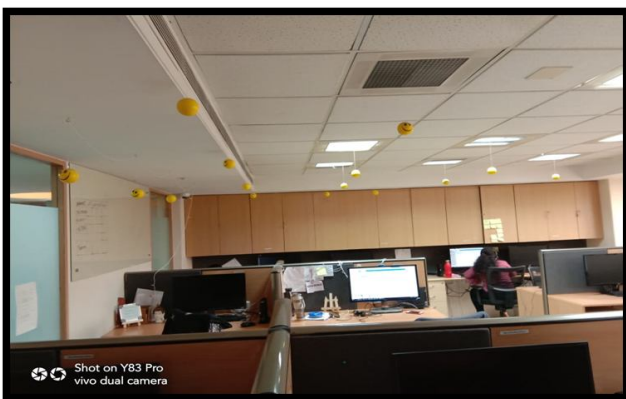
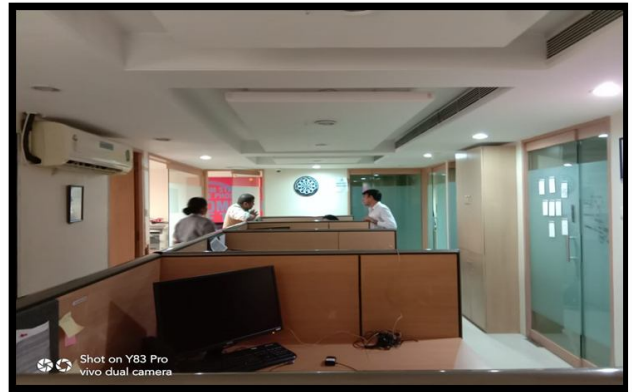
17	A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
18	As an independent valuer, the valuer shall not charge success fee.
19	In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.
	Confidentiality
20	A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.
	Information Management
21	A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22	A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23	A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24	A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.
	Gifts and hospitality.
25	A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26	A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
	Remuneration and Costs.
27	A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28	A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. Occupation, employability and restrictions.



29	A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.		
30	A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.		
	Miscellaneous		
31	A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.		
32	A valuer shall follow this code as amended or revised from time to time		
	Signature of the valuer		
	Name of the Valuer	V.S Jadon & Co. Valuers LLP	
	Address of the valuer	1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION, SANPADA, NAVI MUMBAI 400 706.	
	Place:	Navi Mumbai	Date 04/09/2020.

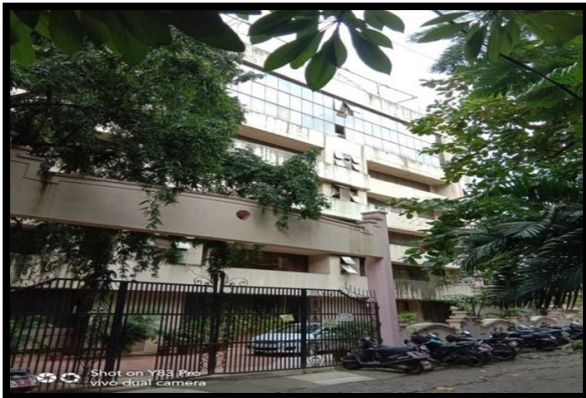


Photographs of the Property :-



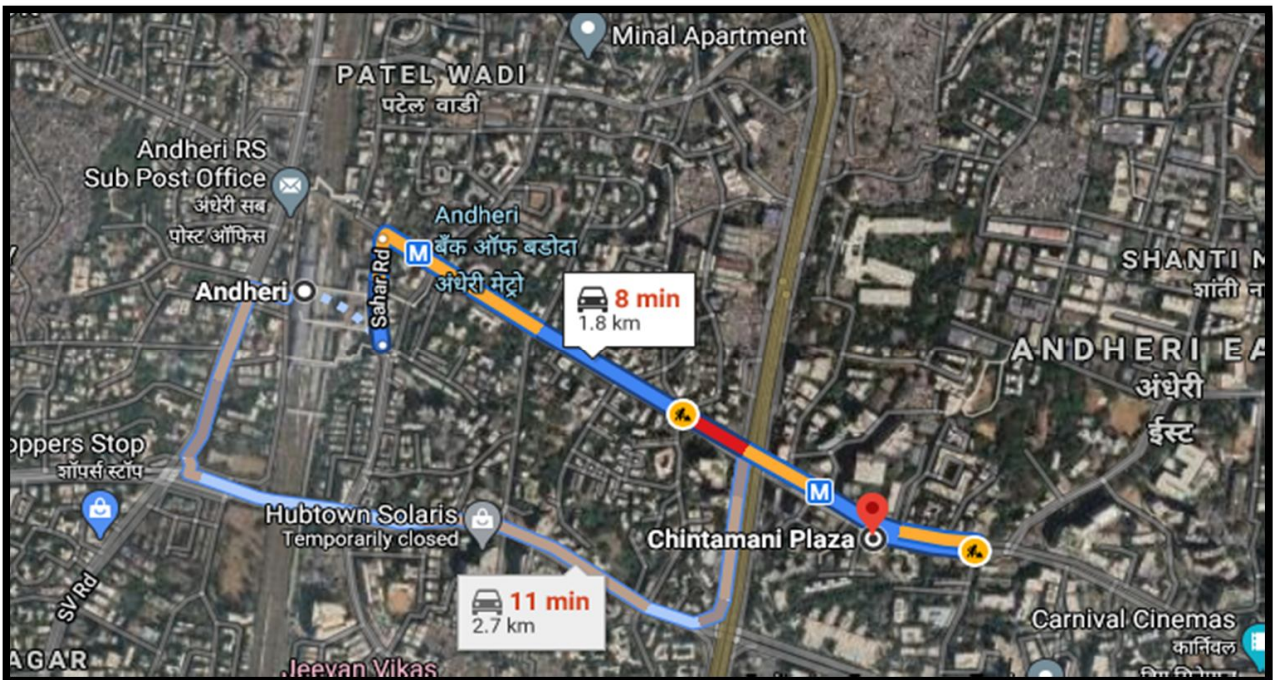
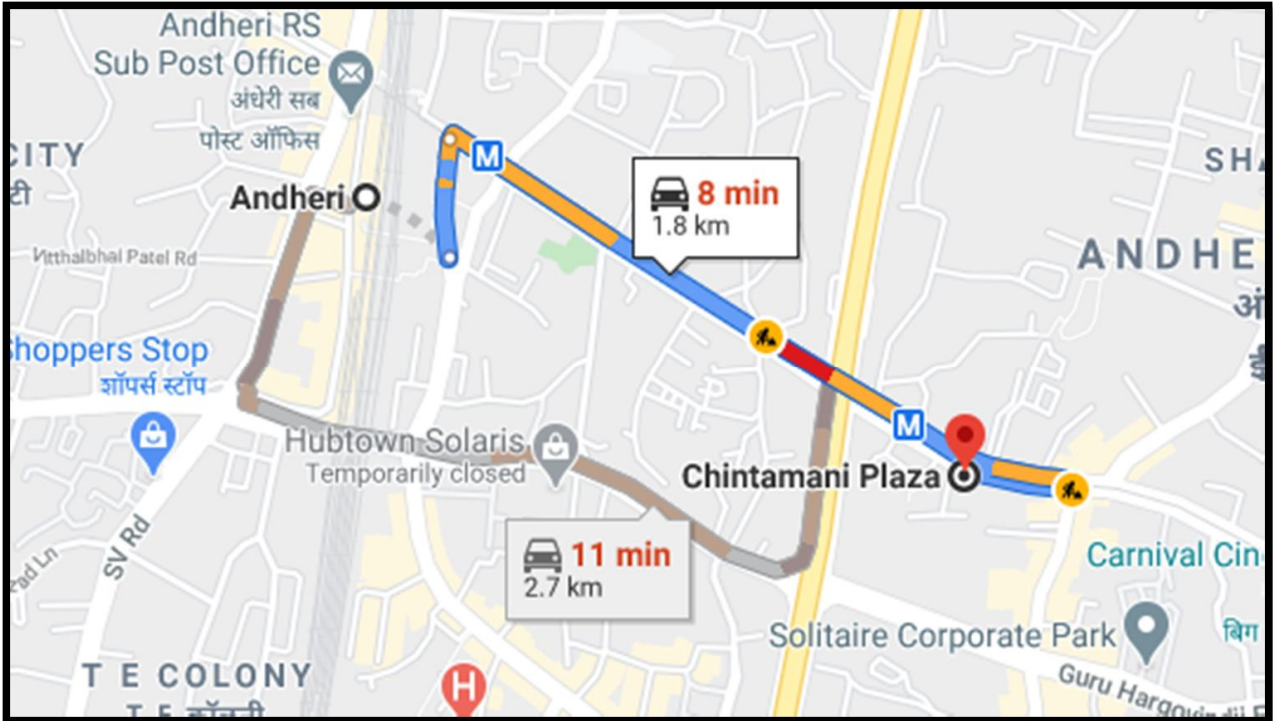


V. S. JADON & CO. VALUERS LLP





Google Map: -





Market Research Data					
Source	Distance from Proposed	Property	Saleable Area	Rate	Market Value
99 acres	Kanakia Wall - 350 mtrs	Office	2000	18000	36000000
99 acres	Kanakia Wall - 350 mtrs	Office	1540	18506	28500000
magicbricks	Kanakia Wall - 350 mtrs	Office	4000	19375	77500000
magicbricks	The Summit - 1.9 km	Office	850	17647	15000000
magicbricks	Atrium 215 - 900 mtrs	Office	3000	21000	63000000
magicbricks	Kanakia Wall - 350 mtrs	Office	2016	22073	44500000

magicbricks
Buy - Rent - Sell - Tools & Advice - What's New - Home Loans - News - Help -

[Sign In My Activity](#)
[Post Property FREE](#)

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Chakala > 3200 Sq-ft Property ID: 50584958

₹ 7.75 Cr

3200 Sq-ft Commercial Office Space

for sale in Kanakia Wall Street, [Chakala](#), [Mumbai](#)

Agent : 1000+ Buyers Served

Virchandra Mishra

Contact Now

PROPERTY DETAILS
QUICK FACTS
PROJECT DETAILS
LOCALITY DETAILS
AGENT DETAILS

8 photos

Project Name	Floor	Units on Floor	Overlooking
Kanakia Wall Street	5 (Out of 12 Floors)	20	Main Road
Super area			
3200 sqft -			
₹ 24.218/sqft			
Furnished status			
Furnished	Cabins	Seats	Pantry
	4	30	Wet Pantry
Car parking			
4 Covered	Construction Status	Building Class	LEED Certification
	Ready to Move	Grade A+	Certified

USP

Assured Returns of 6% per annum

Contact Agent

Save for Later

♡

Download Brochure

[Share Property Feedback](#)




magicbricks Buy - Rent - Sell - Tools & Advice - What's New - Home Loans - News - Help - Sign In My Activity - Post Property FREE

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Chakala > 3000 Sq-ft Property ID: 48773322

₹ 6.30 Cr

3000 Sq-ft Commercial Office Space

See Other Charges for sale in 215 Atrium, Chakala, Mumbai Agent Sagar Naik [Contact Now](#)

PROPERTY DETAILS	QUICK FACTS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
 3 photos	Project Name	Floor	Units on Floor	Overlooking	
	215 Atrium	1 (Out of 8 Floors)	2	Garden/Park, Main Road	
	Super area	Carpet area	Loading	Plot area	
	3000 sqft - ₹ 21,000/sqft	1600 sqft - ₹ 39,375/sqft	46%	100,000 sqft -	
	Furnished status	Cabins	Seats	Pantry	
	Furnished	3	30	Wet Pantry	
Car parking	Parking Ratio	Construction Status	Building Class		
4 Covered, 3 Open	1:1000 sq ft	Ready to Move	Grade A		

USP Virtual Space Option Available [Download Brochure](#)

[Contact Agent](#) [Save for Later](#) [Share Property Feedback](#)

99acres Buy - Property Type - Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard Menu

Home > Commercial Property in Mumbai Andheri Dahisar > Chakala > Office/Space > 2.8 to 2.9 Cr > 1500 to 1600 sq.ft. Posted on Jul 17, 2020 | Ready to move

₹ 2.85 Cr


@ 18,503 per sq.ft. Commercial Office/Space for Sale
in Kanakia Wall Street, Chakala, Mumbai Andheri Dahisar, Mumbai

Estimated EMI ₹ 2,27,580

RERA STATUS REGISTERED | Registration No: P51800000121 | Website: <https://maharera.maharashtra.gov.in>

[Overview](#) [Society](#) [Dealer Details](#) [Recommendations](#)

PROPERTY (3) **SOCIETY (13)**



Video (172) Photos (16) Floor Plan (1)

Area
Built Up area: 1540 sq.ft. (143.07 sq.m.)
Carpet area: 906 sq.ft. (84.17 sq.m.)

Configuration
Commercial Office/Space with 2 Washrooms

Price
₹ 2.85 Crore
@ 18,503 per sq.ft. (negotiable)

Address
Kanakia Wall Street
Chakala, Mumbai Andheri Dahisar

Property Age
0 to 1 Year Old

Properties you can trust
Properties in Kanakia Wall Street are RERA approved. Now, buy with confidence!

Transaction Type **Resale** Property Ownership **Freehold** Property Code: Y34828993 www.99acres.com/Y34828993



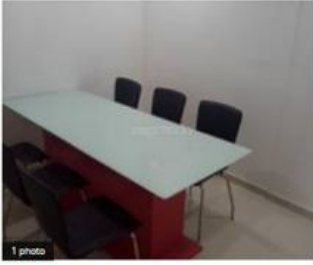
magicbricks Buy - Rent - Sell - Tools & Advice - What's New - Home Loans - News - Help - Sign In My Activity - Post Property FREE

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Chakala > 850 Sq.ft. Property ID: 90161614

₹ 1.50 Cr 850 Sq-ft Commercial Office Space
[See Other Charges](#) for sale in Omkar-The Summit, Chakala, Mumbai

Agent: 100+ Buyers Served
Nasir Shaikh
ID: A51802006139 [Contact Now](#)

PROPERTY DETAILS QUICK FACTS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS Posted on Jul 30, '20

	Project Name Omkar-The Summit	Floor 5 (Out of 12 Floors)	Units on Floor 5
Super area 850 sqft + ₹ 17,647/sqft	Carpet area 521 sqft + ₹ 28,791/sqft	Loading 38%	
Furnished status Furnished	Cabins 4	Seats 6	Pantry Wet Pantry
Car parking 2 Covered	Construction Status Ready to Move	Building Class Grade A+	LEED Certification Certified

USP Magicbricks Western Ex..within 0.5 Km

[Contact Agent](#) [Save for Later](#) [Download Brochure](#) [Share Property Feedback](#)

1

MUNICIPAL CORPORATION OF GREATER MUMBAI
NO.CE/2803/WS/AK of **25 FEB 2002**

FULL OCCUPANCY CERTIFICATE


To,
M/s.Chintamani Developments Owner **Ex. Engineer Bldg. Proposal (W.S.)**
Andheri Kurla Road, **H. and - K/ Wards,**
Mumbai (East), **Municipal Office, R. K. Patkar Marg**
Mumbai- **Bandra (West), Mumbai-400 050**

Sir,

The full development work of building i.e. Ground + Six upper floors situated at M.V.Road City Survey No.294/C of village Gundavli completed under the supervision of Shri. A. N. Bhelarao licensed surveyor Architect/ License No.B-102 may be occupied on the following conditions-

1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.

A set of certified completion plan is attached here-with.

Yours faithfully,

Executive Engineer, (Bldg.Proposals),
Western Subs.H & K/East Wards.



537

This I. O. D./C. C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

FORM 111

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.
MUNICIPAL CORPORATION OF GREATER BOMBAY
 No. CE/ 2803 / DE/WS/A/ AK of **23 OCT 1992**
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra SMC No. 300911 of 1966.)

APPLICANT Shri. **Chaitanya Development Pvt. Ltd.** C. T. S. No. **246, 492**

To the Development work of **Commercial & Residential** Village **Gundavali and Chakala**

in premises at street **Andhri East Road** Plot No. **A 1**

at **Chakala and Gundavali, Andhri (East)**

on the following conditions :-

1. This Certificate is liable to be revoked by the Municipal Commissioner for Brihanmumbai if (a) the Development works in respect of which permission is granted under this certificate is not carried out of the user thereof in accordance with the sanction plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner of Brihanmumbai is contravened or not complied with, (c) the Municipal Commissioner for Brihanmumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development works in violation of Section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966. The Municipal Commissioner has appointed Shri. **M. D. Amdekar** Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bear any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
4. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

This Commencement certificate is for carrying out the work upto **Plot No. C 1** for wing **C 1**

TRUE COPY

A. N. BRALLERAO
ARCHITECT

For and on behalf of the Local Authority
The Brihanmumbai Mahanagarपालिका
M. D. Amdekar
Executive Engineer Building Proposals,
(Western Suburbs) W-Office, K/E, P. Ward.
FOR
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाहेत. वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20192020 Language: English

Selected District: मुंबई (उपनगर)
Select Village: मुंदवली (अंधेरी)
Search By: Survey No Location

Select	उपविभाग	सुची नंभीन	निवासी सदनिक्का	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	40/206 -स्ला: मयुरादास वासनजी मार्गे गावाच्या पश्चिम व्हडीपासून दूतगती महामार्गा पर्यंत.	90300	139300	153200	247600	139300	चौरस मीटर
SurveyNo	40/207A-स्ला: खाशील विभागातील सि. टी. एस. नंबर मधील मिळकती.	123700	205800	226400	270500	205800	चौरस मीटर
SurveyNo	40/207-स्ला: मयुरादास वासनजी मार्गे, दूतगती मार्गे ते गावाच्या पूर्वे व्हडीपर्यंत.	84600	155100	183200	242400	155100	चौरस मीटर
SurveyNo	40/208 -सुभाग: उत्तरेस अंधेरी उड्डाणमार्गे (सो. फडके मार्गे), पूर्वेस दूतगती मार्गे, पश्चिम व दक्षिण गावाची हद्द.	104000	173500	190800	251600	173400	चौरस मीटर
SurveyNo	40/209 -सुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्गे, पश्चिमेस गावाची हद्द, व दक्षिणेस अंधेरी उड्डाण पुल मार्गे (सो.फडके मार्गे)	69900	124800	137300	192900	124800	चौरस मीटर

12

Activate Windows
Go to Settings to activate Windows.