

## Valuation of Various Properties for 11UA



Intended User : **M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd.**

Report Prepared By : **Mr. Manoj B. Chalikwar – Govt. Registered Valuer**

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## 1. Executive Summary of Valuation

Determination of government ready reckoner value as on 04.05.2024 for below mentioned properties.

Unit Details	Type of Property
Flat No. 3, 2 <sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	Flat
Flat No. 4, 2 <sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	Flat
Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	Gala
Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	Gala
Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District - Palghar - 401202, State - Maharashtra, Country - India.	Shop
Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, "Sarala Apartments", Sanjeeva Reddy Nagar, Hyderabad - 500 038, State - Telangana, Country - India.	Flat




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 [www.vastukala.co.in](http://www.vastukala.co.in)



**1.1. Appointment of Valuer:**

Ms. Supriya (Accountant of the Company) of M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd. has appointed M/s. Vastukala Consultants (I) Pvt. Ltd. - **Manoj B. Chalikwar** - Registered Valuer – Immovable Property to provide an opinion on Determination of ready reckoner value as on 04.05.2024 for below mentioned properties -

Unit Details	Type of Property
Flat No. 3, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	Flat
Flat No. 4, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	Flat
Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), " <b>Sonal Link Industrial Premises Co-Op. Soc. Ltd.</b> ", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	Gala
Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), " <b>Sonal Link Industrial Premises Co-Op. Soc. Ltd.</b> ", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	Gala
Shop No. 1, Ground Floor, " <b>Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.</b> ", Ambadi Road, Village Diwanman, Vasai Road (West), District - Palghar - 401202, State - Maharashtra, Country - India.	Shop
Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, " <b>Sarala Apartments</b> ", Sanjeeva Reddy Nagar, Hyderabad - 500 038, State - Telangana, Country - India.	Flat

Vide by mail dated 02.04.2024

<b>Type of Assets</b>	<b>Immovable Properties</b>
<b>Name of the Valuer</b>	<b>Manoj B. Chalikwar</b>
<b>Registration number of the Valuer</b>	Reg. No. IBBI / RV / 07/2018/10366
<b>E-mail Id</b>	<a href="mailto:manoj@vastukala.org">manoj@vastukala.org</a>
<b>Address</b>	Vastukala Consultants (I) Pvt. Ltd., B1-001, U/B Floor, <b>Boomerang</b> , Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.



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### 1.2. Assets to be Valued:

Determination of government ready reckoner value as on 04.05.2024 for below mentioned properties -

Unit Details	Type of Property
Flat No. 3, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	Flat
Flat No. 4, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	Flat
Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), <b>"Sonal Link Industrial Premises Co-Op. Soc. Ltd."</b> , Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	Gala
Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), <b>"Sonal Link Industrial Premises Co-Op. Soc. Ltd."</b> , Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	Gala
Shop No. 1, Ground Floor, <b>"Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd."</b> , Ambadi Road, Village Diwanman, Vasai Road (West), District - Palghar - 401202, State - Maharashtra, Country - India.	Shop
Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, <b>"Sarala Apartments"</b> , Sanjeeva Reddy Nagar, Hyderabad - 500 038, State - Telangana, Country - India.	Flat

### 1.3. Details consider for valuation:

1. We have considered properties area as per the documents provided to us by the client.



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**1.4. Summary of Valuation:**

<b>Unit Details</b>	<b>Area of Property</b>	<b>Ready Reckoner Rate for 2024-25</b>	<b>Value in ₹</b>
Flat No. 3, 2nd Floor, “ <b>Panchratna Premises Co-Op. Society Ltd.</b> ”, Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.	720.00	9,331.00	67,18,320.00
Flat No. 4, 2nd Floor, “ <b>Panchratna Premises Co-Op. Society Ltd.</b> ”, Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.	600.00	9,331.00	55,98,600.00
Gala No. 221, 2nd Floor, Building No. 1 (Heavy), “ <b>Sonal Link Industrial Premises Co-Op. Soc. Ltd.</b> ”, Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.	684.00	13,079.00	89,46,036.00
Gala No. 239, 2nd Floor, Building No. 1 (Heavy), “ <b>Sonal Link Industrial Premises Co-Op. Soc. Ltd.</b> ”, Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.	563.00	13,079.00	73,63,477.00
Shop No. 1, Ground Floor, “ <b>Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.</b> ”, Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State - Maharashtra, Country – India.	180.00	5,476.00	9,85,680.00
Flat No. 201, 2nd Floor, Municipal No. 7-1-621 / 277 / 201, “ <b>Sarala Apartments</b> ”, Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.	1,250.00	3,800.00	47,50,000.00
<b>Total</b>			<b>3,43,62,113.00</b>



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## 2. Scope of Work:

- Ms. Supriya (Accountant of the Company) of M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd. has appointed M/s. Vastukala Consultants (I) Pvt. Ltd. - **Manoj B. Chalikwar** - Registered Valuer – Immovable Property to provide an opinion on Determination of government ready reckoner value as on 04.05.2024 for below mentioned properties -

Unit Details	Type of Property
Flat No. 3, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.	Flat
Flat No. 4, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.	Flat
Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), <b>“Sonal Link Industrial Premises Co-Op. Soc. Ltd.”</b> , Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.	Gala
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Shop No. 1, Ground Floor, <b>“Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.”</b> , Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State - Maharashtra, Country – India.	Shop
Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, <b>“Sarala Apartments”</b> , Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.	Flat



**3. Valuation Date and Report Date**

<b>Unit Details</b>	<b>Appointment Date</b>	<b>Date of Visit</b>	<b>Date of Valuation</b>	<b>Date (last set of Data received)</b>	<b>Date of Report</b>
Flat No. 3, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	08.04.2024	08.04.2024	04.05.2024	02.04.2024	04.05.2024
Flat No. 4, 2 <sup>nd</sup> Floor, <b>Panchratna Premises Co-Op. Society Ltd.</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	08.04.2024	08.04.2024	04.05.2024	02.04.2024	04.05.2024
Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), " <b>Sonal Link Industrial Premises Co-Op. Soc. Ltd.</b> ", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	04.04.2024	04.04.2024	04.05.2024	02.04.2024	04.05.2024
Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), " <b>Sonal Link Industrial Premises Co-Op. Soc. Ltd.</b> ", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.	04.04.2024	04.04.2024	04.05.2024	02.04.2024	04.05.2024



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Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State – Maharashtra, Country – India.	05.04.2024	05.04.2024	04.05.2024	02.04.2024	04.05.2024
Flat No. 201, 2nd Floor, Municipal No. 7-1-621 / 277 / 201, "Sarala Apartments", Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.	25.04.2024	25.04.2024	04.05.2024	02.04.2024	04.05.2024

#### 4. Methodology

*This Immovable Asset Valuation Report is carried out in the following sequence:*

- *Verification of the documents provided by Client.*
- *Identification of missing information and requesting for the revised list of documents.*
- *Overall Site inspection.*
- *Assessment of the value adopted or assessed or assessable by any authority of the Government for the purpose of payment of stamp duty in respect of the immovable property (Stamp Duty Value).*
- *The Ready Reckoner Rate for the year 2024-25 is considered for this assignment.*

#### 4.1. Basis (Bases) of Value – Stamp Duty Value

Bases of value (sometimes called standards of value) describe the fundamental premises on which the reported values will be based. It is critical that the basis (or bases) of value be appropriate to the terms and purpose of the valuation assignment, as a basis of value may influence or dictate a Valuer's selection of methods, inputs and assumptions, and the ultimate opinion of value. As per the appointment by Client, **the basis of value for this assignment is Dept. Of Registration & Stamps, Maharashtra Ready Reckoner rate for the year 2024-25 for calculation of Stamp Duty Value.**

#### 4.2. Premise of Value

Premise of Value or Assumed Use describes the circumstances of how an asset or liability is used. Different bases of value may require a particular premise of value or allow the consideration of multiple Premises of Value. Some common Premises of Value are:

- Highest and best use (HABU)
- Current use/existing use
- Orderly liquidation
- Forced sale

**We have used the Premise of 'Current use/existing use' for this valuation assignment.**

##### 4.2.1. Current use/existing use

Current Use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use.

## 5. Disclosure of Valuer's Interest

*I, Manoj B. Chalikwar hereby declare that - I have no interest, either direct or indirect, in subject property. Further to state that I do not have relation or any connection with Promoters or Directors or any officer of the client company, directly or indirectly. Further to state that I am independent and in no way related to any officials of Company.*

## 6. About the Assets:

### 6.1. About the Property: Flat No. 3 & 4 at Goregaon (West), Mumbai

*The property is Flats on 2<sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India. Mumbai is one of the hotspots for residential development and therefore has a lot of growth potential. Goregaon (West) is suitable for various Shops, 1 BHK, 2 BHK, 3 BHK flats and a complete package of useful features and amenities for all residents.*

### 6.2. Location Advantages: Goregaon (West)

*Goregaon West emerges as a dynamic and enticing locality within Mumbai, presenting abundant opportunities for both residents and investors alike. Its strategic positioning within the cityscape, coupled with a vibrant array of attractions, esteemed educational institutions, burgeoning IT sector, and a flurry of upcoming real estate projects, solidifies its status as a coveted destination for urban living. The suburb's strategic location ensures easy accessibility to key areas within Mumbai, facilitating seamless connectivity and enhancing convenience for residents. Whether commuting for work or leisure, the area offers a central hub from which to navigate the city's diverse landscape.*

*Moreover, the presence of vibrant attractions, including sprawling parks, entertainment centers, and shopping malls, enriches the overall lifestyle experience in this place. Residents can indulge in recreational activities, cultural pursuits, and leisurely pursuits, fostering a vibrant and enriching community atmosphere. For families, this region boasts reputed educational institutions that prioritize academic excellence and holistic*



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development. This ensures that children have access to quality education and a nurturing learning environment, further enhancing the suburb's appeal as a desirable residential locale.

The growing IT sector in the area contributes to its economic vitality and employment opportunities, attracting skilled professionals and fostering business growth. This influx of talent and investment underscores the suburb's potential for long-term prosperity and development. Furthermore, the surge in upcoming real estate projects underscores the suburb's evolution and growth trajectory. These developments promise modern amenities, innovative designs, and a superior living experience, catering to the evolving needs and preferences of residents.

In essence, the area beckons with its promise of a vibrant and fulfilling lifestyle, whether one is seeking a new home or considering investment opportunities. With its strategic location, vibrant amenities, esteemed educational institutions, growing economic sectors, and upcoming real estate projects, the area stands poised as a sought-after destination for those seeking an urban oasis within the bustling metropolis of Mumbai.

With its myriad opportunities and vibrant lifestyle offerings, the area emerges as an ideal destination for both residents and investors. Explore your options with Property OK today and secure your slice of urban living in Goregaon West

Kalpataru Allura, Suburbina Cooperative Housing, Crown Residencies, Prithvi Society, and Suntek City are some prominent residential societies in Goregaon West.

## **Rail Transport**

### *Goregaon railway station*

Goregaon (formerly Goregaumn, station code: GMN) is a railway station on the Western line and Harbour line of the Mumbai Suburban Railway network. It serves the suburb of Goregaon. As a general rule, Virar-bound fast trains skip Goregaon, while Borivali-bound fast trains halt here (although there are exceptions) but being in middle between Andheri and Borivali; it hosts as an important halt for termination and origination of Churchgate and Mumbai CSMT/ Panvel bound services with access to various areas of Dindoshi, Oshiwara, Film City and outlying areas from Malad and Jogeshwari.



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What distinguishes Goregaon from Jogeshwari is the four Churchgate-bound fast 'Goregaon Locals' which depart (from platform number 7) at an interval of approximately 30 minutes during the morning rush-hour and Goregaon consists of numerous Churchgate-bound slow "Goregaon locals" throughout the day which originate and terminate at Goregaon. Although, Goregaon has not been granted a permanent halt for all fast bound locals as compared to Andheri and Borivali, this station is an important hub for a large number of Western and Harbour line locals which terminate and originate from there. Harbour line which previously ran from Mumbai CSMT till Andheri was extended till Goregaon and services commenced on March 29, 2018.

### Road Transport

In Goregaon West, several bus lines serve near railway station. There is a new flyover bridge at Ram Mandir Road connecting Goregaon West and East. The next important transport project for Goregaon will be the GMLR (Goregaon Mulund Link Road) which will be a 5km underground road consisting of two tunnels each having three lanes. This road will link Goregaon to Bhandup.

### Metro

Currently Mumbai Metro Line 2A (Yellow Line) is running in Goregaon West. Mumbai Metro Line 2A (Yellow Line) of the Mumbai Metro is a rapid transit metro line in the city of Mumbai, Maharashtra, India. The line connects Dahisar in the northwest with Mandale in Mankhurd via Andheri, BKC and Chembur in the east. Phase One of Line 2A was partially opened on 2 April 2022 from Dahisar East to Dahanukarwadi.

### 6.3. About the Property: Gala No. 221 & 239 at Malad (West), Mumbai

The property is Galas on 2<sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India. Mumbai is one of the hotspots for residential development and therefore has a lot of growth potential. Malad (West) is suitable for various Industrial Gala, Shops, 1 BHK, 2 BHK, 3 BHK flats and a complete package of useful features and amenities for all residents.



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#### 6.4. Location Advantages: Malad (West)

Malad West, a prominent and upscale locality in Mumbai, is situated on the western line of the Mumbai Suburban Railway. Malad West is nestled along Malad Creek, surrounded by lush mangroves. It's a green and tranquil area, providing a peaceful living environment.

All prestigious educational institutions are located in the vicinity of Malad West. Malad West is not just a locality; it's a harmonious blend of nature, convenience, and community.

#### Rail Transport

Malad railway station

Malad Railway Station (station code: MDD) is a vital stop on the Western line of the Mumbai Suburban Railway network. It serves the bustling suburb of Malad.

Malad Station is an active hub, facilitating the daily commute of countless passengers. Whether you're heading to work, exploring the city, or simply enjoying the journey, this railway station plays a crucial role in Mumbai's bustling transportation network.

#### Road Transport

In Malad West, several bus lines serve near railway station. It has huge no. of roads to access all the area.

#### Metro

Currently Mumbai Metro Line 2A (Yellow Line) is running in Malad West. Mumbai Metro Line 2A (Yellow Line) of the Mumbai Metro is a rapid transit metro line in the city of Mumbai, Maharashtra, India. The line connects Dahisar in the northwest with Mandale in Mankhurd via Andheri, BKC and Chembur in the east. Phase One of Line 2A was partially opened on 2 April 2022 from Dahisar East to Dahanukarwadi.

#### 6.5. About the Property: Shop No. 1 at Vasai (West), Palghar

The property is Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State - Maharashtra, Country – India. Palghar District is a district in the state of Maharashtra in Konkan Division. the whole district falls under the fastest developing northern part of



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Mumbai Metropolitan Region. Vasai (West) has developed small as well as large industrial areas.

### 6.6. Location Advantages: Vasai Road (West)

Vasai West is known for its affordable rates. It provides a variety of housing options, including high-rise, low-rise, and mid-rise apartments, as well as individual homes, small as well as large industrial units.

#### Rail Transport

Vasai Road railway station

Vasai Road Junction (station code: BSR) is a railway station on the Western line and Vasai Road–Roha line of the Mumbai Suburban Railway network.

It is a major railway station which bypasses Mumbai and connects the trains coming from Vadodara to Konkan Railway and Pune Junction railway station and further towards cities of Bengaluru and Hyderabad.

#### Road Transport

In Vasai West, several bus lines serve near railway station. It has huge no. of roads to access all the area.

### 6.7. About the Property: Flat No. 201 at Sanjeeva Reddy Nagar, Hyderabad

The property is Flat No. 201, 2nd Floor, Municipal No. 7-1-621 / 277 / 201, “**Sarala Apartments**”, Sanjeeva Reddy Nagar, Hyderabad. Hyderabad is one of the hotspots for residential development and therefore has a lot of growth potential. Sanjeeva Reddy Nagar or SR Nagar is predominantly a residential neighbourhood in Hyderabad, Telangana, India. It is close to Ameerpet, a commercial neighbourhood. It is named after the sixth President of India, Neelam Sanjeeva Reddy. The area is being a residential area has a good number of trees and good environment.



## 6.8. Location Advantages: Sanjeeva Reddy Nagar

SR Nagar being predominantly a residential area has well planned roads and a good number of independent houses. Recently the real estate boom has caught up here with a growing number of apartments. The area also has recreational facilities such as playgrounds and a municipal park.

### Rail Transport

The closest MMTS Train station is half kilometer away at Nature Cure Hospital.

### Road Transport

SR Nagar is a road junction connecting to the Mumbai-Pune highway. The buses are run by TSRTC connect Sanjeeva Reddy Nagar with all parts of the city with good frequency.

### Metro

SR Nagar has its own station on the Hyderabad Metro rail network and occupies the 10th stop on Corridor 1, which runs between Miyapur and L. B. Nagar (27 stops).

## 7. Conditions and Major Assumptions:

### 7.1. Conditions:

This report is prepared on the request of client and this report only to be used in its entirety, and for the purpose stated in the report. No third parties should rely on the information or data contained in this report without written permission from the Valuer.

We have acknowledged that we have no present or contemplated financial interest in the Company. Our fees for this valuation are based upon our normal billing rates, and not contingent upon the results or the value or any other manner. We have no responsibility to modify this report for events and circumstances occurring subsequent to the date of this report.

We have used conceptually sound and generally accepted method, principle and procedures of International Valuation Standard determining the Stamp Duty Value estimate included in this report.

## **7.2. Assumptions**

The Opinion of valuer given in this report is based on information/ documents provided by client and we assumed the information to be accurate and complete.

We have not attempted to confirm whether or not the property has good title. We have assumed that the subject property has Good & Marketable Title which is free from any encumbrance.

## **7.3. Nature and Source of Information Used or Relied Upon:**

We have relied on following information, data and documents to form our opinion in report:

### For Flat No. 3 at Goregaon (West), Mumbai

1. Copy of Deed of Confirmation dated 05.03.1996 registered on 06.03.1996 vide Reg. No. 962/1996
2. Copy of Agreement dated 30.01.1995
3. Copy of Society Share Certificate No. 8 dated 26.11.2022 in the name of M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd.
4. Explanation and other details provided by Client

### For Flat No. 4 at Goregaon (West), Mumbai

1. Copy of Agreement dated 05.04.1993
2. Copy of Society Share Certificate No. 7 dated 26.09.2022 in the name of M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd.
3. Explanation and other details provided by Client

### For Gala No. 221 at Malad (West), Mumbai

1. Copy of Sale Deed dated 03.05.2021 registered on 03.05.2021 vide Reg. No. 6109/2021



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2. Copy of Society Share Certificate No. 101 transferred dated 29.11.2021 in the name of M/s. Chromatopak Analytical Instrumentation (Pvt.) Ltd.
3. Copy of Seller's Agreement for sale dated 30.10.2002 registered on 30.10.2002, Reg. No. 8684/2002
4. Copy of Commencement Certificate No. CE / 6090 / BP (WS) / AP dated 19.12.1996 issued by Brihanmumbai Mahanagarpalika
5. Copy of Occupancy Certificate No. CH / E / 6090/BP(WS) / AP dated 19.12.1996 issued by Brihanmumbai Mahanagarpalika
6. Copy of Maintenance Bill No. 99 dated 05.04.2024
7. Explanation and other details provided by Client

For Gala No. 239 at Malad (West), Mumbai

1. Copy of Sale Deed
2. Copy of Society Share Certificate No. 122 dated 01.09.2008 in the name of M/s. Chromatopak Analytical Instrumexitation (I) Pvt. Ltd.
3. Copy of Commencement Certificate No. CE / 6090 / BP (WS) / AP dated 19.12.1996 issued by Brihanmumbai Mahanagarpalika
4. Copy of Occupancy Certificate No. CH / E / 6090/BP(WS) / AP dated 19.12.1996 issued by Brihanmumbai Mahanagarpalika
5. Copy of Maintenance Bill No. 117 dated 05.04.2024
6. Explanation and other details provided by Client

For Shop No. 1 at Vasai (West), Palghar

1. Copy of Agreement for Sale dated 13.08.2004 registered on 13.08.2004 vide Reg. No. 4657/2004
2. Copy of Certificate dated 29.08.2003 confirming the year of Building Construction as per property tax document, issued by Navghar Manakpur Nagar Parishad
3. Copy of Society Share Certificate No. 12 transferred dated 02.11.2004 in the name of M/s. Chromatopak Analytical Instrumentation (I) Pvt. Ltd.
4. Explanation and other details provided by Client.

For Flat No. 201 at Sanjeeva Reddy Nagar, Hyderabad

1. Copy of Sale Deed dated 26.10.2010



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## 2. Explanation and other details provided by Client.

### 7.4. Date of Site inspection / site Visit:

In view to have first-hand information regarding the assets to be valued following persons inspected **the** subject property as under:

<b>Valuers Representative</b>	<b>Type of Property</b>	<b>Date of Visit</b>
<b>Deepak Jain</b>	Flat No. 3 at Goregaon (West), Mumbai	08.04.2024
<b>Deepak Jain</b>	Flat No. 4 at Goregaon (West), Mumbai	08.04.2024
<b>Anwar Shaikh</b>	Gala No. 221 at Malad (West), Mumbai	04.04.2024
<b>Anwar Shaikh</b>	Gala No. 239 at Malad (West), Mumbai	04.04.2024
<b>Anwar Shaikh</b>	Shop No. 1 at Vasai (West), Palghar	05.04.2024
<b>Er Marharshi</b>	Flat No. 201 at Sanjeeva Reddy Nagar, Hyderabad	25.04.2024

### 7.5. Site Observation:

#### Flat No. 3 at Goregaon (West), Mumbai

At the time of site inspection, the property was vacant and under Owner's Possession.

#### Flat No. 4 at Goregaon (West), Mumbai

At the time of site inspection, the property was vacant and under Owner's Possession.

#### Gala No. 221 at Malad (West), Mumbai

At the time of site inspection, the property was Owner Occupied.

#### Gala No. 239 at Malad (West), Mumbai

At the time of site inspection, the property was Tenant Occupied.

#### Shop No. 1 at Vasai (West), Palghar

At the time of site inspection, the property was vacant and under Owner's Possession.

#### Flat No. 201 at Sanjeeva Reddy Nagar, Hyderabad

At the time of site inspection, the property was Owner Occupied.



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## 8. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Flat No. 3 at Goregaon (West), Mumbai)

### 8.1. Valuation Report

I	General	
1.	Purpose for which the valuation is made	: As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 04.05.2024
2.	a) Date of inspection	: 08.04.2024
3.	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. Chromatopak Analytical Instrumentation India Pvt. Ltd.</b>  <b>Property Address:</b> Flat No. 3, 2 <sup>nd</sup> Floor, “ <b>Panchratna Premises Co-Op. Society Ltd.</b> ”, Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Eknath Patade, Employee of the company Mobile No. 9819678715
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is a Residential Flat located on 2 <sup>nd</sup> Floor, “ <b>Panchratna Premises Co-Op. Society Ltd.</b> ”, Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai. As per site inspection, Flat No. 3 & 4 are internally amalgamated with single entrance. The composition is 1 Hall + 2 Rooms + Pantry + 1 Store Room + W.C. + Toilet. The property is at 500.00 M. walking distance from nearest railway station Goregaon Junction.	
6.	Location of property	:
a)	Plot No. / Survey No.	: Plot No. 29-B
b)	Door No.	: Flat No. 3
c)	C. T.S. No. / Village	: Village Pahadi Goregaon West
d)	Ward / Taluka	: Ward - P South, Taluka Borivali
e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: Flat No. 3, 2 <sup>nd</sup> Floor, “ <b>Panchratna Premises Co-Op. Society Ltd.</b> ”, Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.
8.	City / Town	: Mumbai Suburban District

	Residential area	:	Yes
	Commercial area	:	No
	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	:	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.	<b>Boundaries of the property</b>	:	<b>As per Document</b> <b>As per Site</b>
	North	:	Information not available      Jawahar Nagar Road
	South	:	Information not available      Sheetal Chaya Building
	East	:	Information not available      Other Properties
	West	:	Information not available      Under Construction Building
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in the building.
		:	<b>As per Deed</b> <b>As per Actual</b>
	North	:	-      -
	South	:	-      -
	East	:	-      -
	West	:	-      -
14.1	Latitude, Longitude & Co-ordinates of property	:	19°09'44.5"N 72°50'47.8"E
14.2	Extent of the site	:	Carpet area = 600.00 Sq. Ft. (As per Agreement)  <b>Built up area = 720.00 Sq. Ft.</b> <b>(Carpet area + 20%)</b>
15.	Extent of the site considered for Valuation	:	<b>Built up area = 720.00 Sq. Ft.</b> <b>(Carpet area + 20%)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and under owner's possession

<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential Building used as commercial premises.
2.	Location	:	
	C.T.S. No.	:	-
	Block No.	:	-
	Ward No.	:	52
	Village / Municipality / Corporation	:	Village Pahadi Goregaon West, Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Flat No. 3, 2 <sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.
3.	Description of the locality Residential /Commercial / Mixed	:	Residential
4.	Year of Construction	:	1973 (Approx.)
5.	Number of Floors	:	Ground + 2 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 units per floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	2nd Floor
2.	Door No. of the Flat	:	Flat No. 3
3.	Specifications of the Flat	:	
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax	:	
	Assessment No	:	Details not available

	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built up area = 720.00 Sq. Ft. (Carpet area + 20%)
10.	What is the floor space index (app.)	:	As per M.C.G.M. norms
11.	What is the Carpet area of the Flat?	:	Carpet area = 600.00 Sq. Ft. (As per Agreement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	At present the property is Vacant. The property is Residential flat.
	Is it Owner-occupied or let out?	:	Vacant and under owner's possession
<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

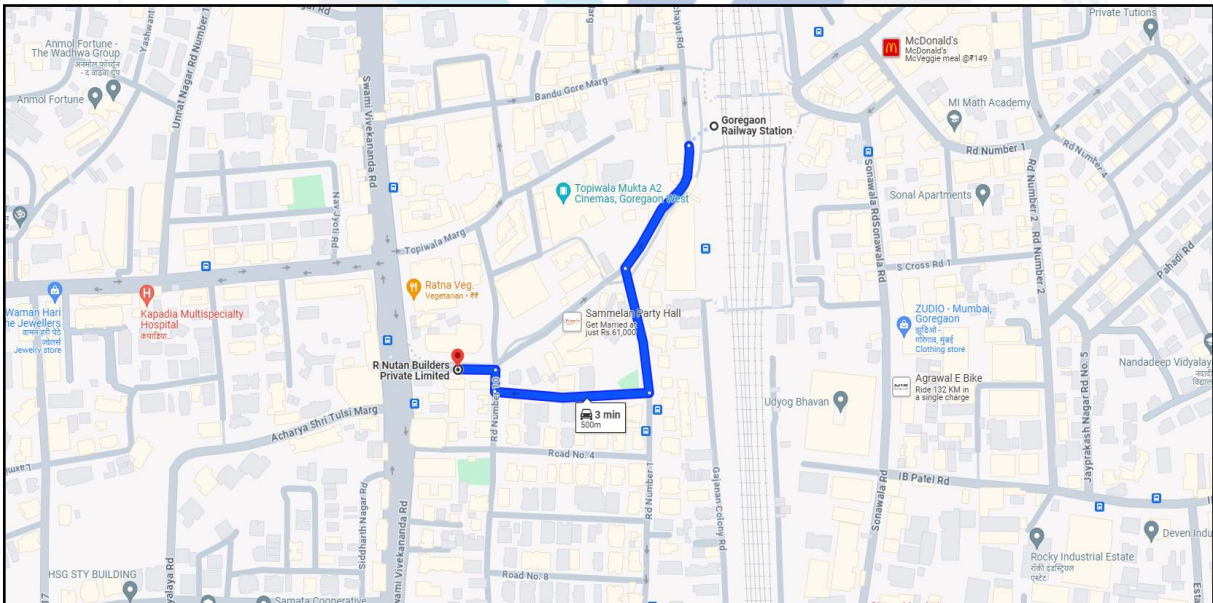
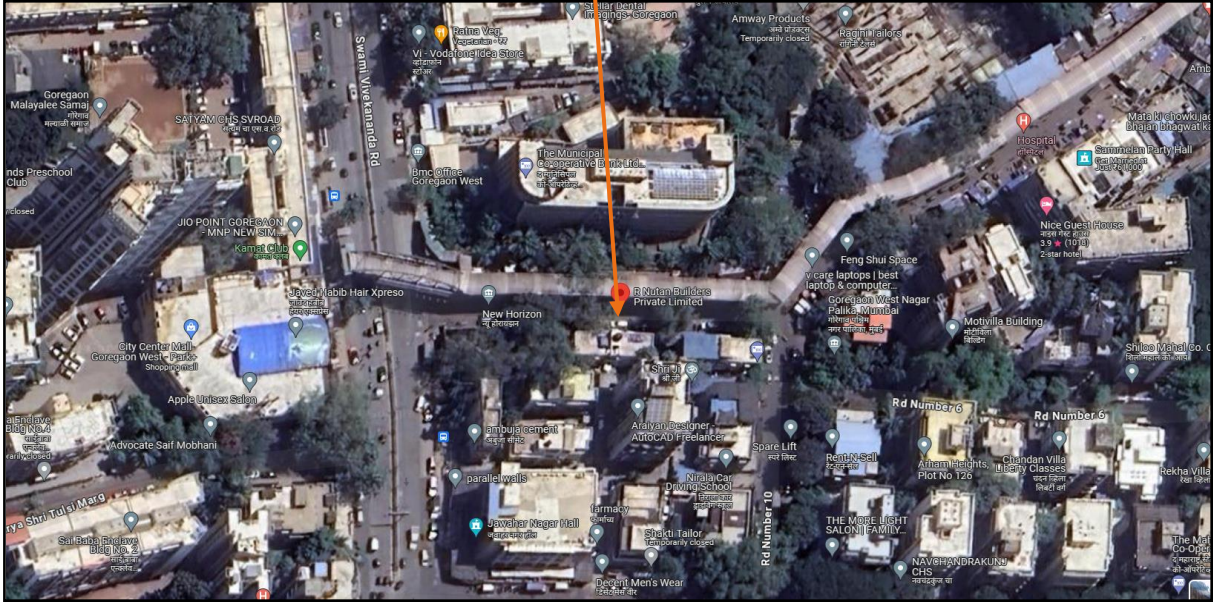


## 8.2. Actual site photographs



### 8.3. Route Map of the property

Site u/r



**LATITUDE LONGITUDE: 19°09'44.5"N 72°50'47.8"E**

*Note: The Blue line shows the route to site from nearest Railway station (Goregaon – 500 M.)*




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## 8.4. Ready Reckoner 2024 – 25



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	57/264 -भुभाग : उत्तरेस गावाची हद्द, पुर्वेस लिंक रोड, दक्षिणेस गावाची सीमा व पश्चिमेस खाडी.	83650	163440	187950	204300	163440	चौ. मीटर
SurveyNo	57/265-भुभाग : उत्तरेस गावाची हद्द, पुर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76820	160470	184550	218300	160470	चौ. मीटर
SurveyNo	57/266-रस्ता : स्वामी विवेकानंद रोड.	73540	146780	168790	317100	150100	चौ. मीटर
SurveyNo	57/267-भुभाग : उत्तरेस गावाची हद्द, पुर्वेस रेल्वे लाईन, दक्षिणेस गावाची सीमा व पश्चिमेस स्वामी विवेकानंद रोड.	70510	146200	168130	196200	146200	चौ. मीटर
SurveyNo	57/268-भुभाग : उत्तरेस गावाची हद्द, एस.व्ही.रोड व वॉर्डची सीमा यांनी वेढलेला भुभाग.	54870	133660	153710	167080	133660	चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,46,200.00			
Reduced by 10% on Flat Located on 2 <sup>nd</sup> Floor	14,620.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,31,580.00</b>	<b>Sq. Mtr.</b>	<b>12,224.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	70,510.00			
The difference between land rate and building rate (A – B = C)	61,070.00			
Depreciation Percentage as per table (D) [100% - 51%] (Age of the Building – 51 Years)	49%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,00,434.30</b>	<b>Sq. Mtr.</b>	<b>9,331.00</b>	<b>Sq. Ft.</b>

**Building not having lift**

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

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

**Table – D: Depreciation Percentage Table**

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

## 9. Details of assets:

Property	Built up Area in Sq. Ft.
Flat No. 3, 2nd Floor, <b>“Panchratna Premises Co-Op. Society Ltd.”</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	720.00

## 10. Property Valuation:

Property	Built up Area in Sq. Ft.	Ready Reckoner Rate	Value
Flat No. 3, 2nd Floor, <b>“Panchratna Premises Co-Op. Society Ltd.”</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India	720.00	9,331.00	67,18,320.00

## 11. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Flat No. 4 at Goregaon (West), Mumbai)

### 11.1. Valuation Report

I	General	
1.	Purpose for which the valuation is made	: As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 04.05.2024
2.	a) Date of inspection	: 08.04.2024
3.	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. Chromatopak Analytical Instrumentation India Pvt. Ltd.</b>  <b>Property Address:</b> Flat No. 4, 2 <sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Eknath Patade, Employee of the company Mobile No. 9819678715
5.	Brief description of the property (Including Leasehold / freehold etc.)	:  The property is a Residential Flat located on 2 <sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai. As per site inspection, Flat No. 3 & 4 are internally amalgamated with single entrance. The composition is 1 Hall + 2 Rooms + Pantry + 1 Store Room + W.C. + Toilet. The property is at 500.00 M. walking distance from nearest railway station Goregaon Junction.
6.	Location of property	:
a)	Plot No. / Survey No.	: Plot No. 29-B
b)	Door No.	: Flat No. 4
c)	C. T.S. No. / Village	: Village Pahadi Goregaon West
d)	Ward / Taluka	: Ward - P South, Taluka Borivali
e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: Flat No. 4, 2 <sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.

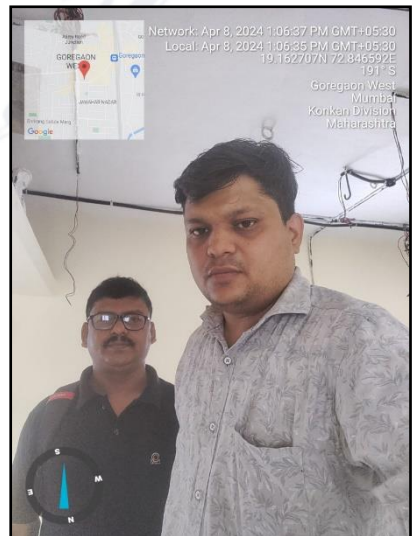
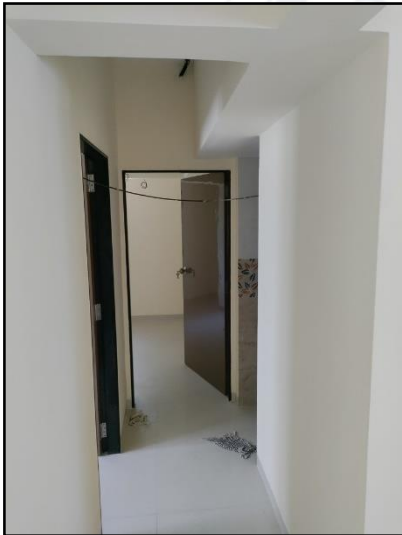
8.	City / Town	:	Mumbai Suburban District	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	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.	<b>Boundaries of the property</b>	:	<b>As per Document</b>	<b>As per Site</b>
	North	:	Information not available	Jawahar Nagar Road
	South	:	Information not available	Sheetal Chaya Building
	East	:	Information not available	Other Properties
	West	:	Information not available	Under Construction Building
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in the building.	
		:	<b>As per Deed</b>	<b>As per Actual</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.1	Latitude, Longitude & Co-ordinates of property	:	19°09'44.5"N 72°50'47.8"E	
14.2	Extent of the site	:	<b>Built up area = 600.00 Sq. Ft. (As per Agreement)</b>	
15.	Extent of the site considered for Valuation	:	<b>Built up area = 600.00 Sq. Ft. (As per Agreement)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and under owner's possession	
<b>II</b>	<b>APARTMENT BUILDING</b>			
12.	Nature of the Apartment	:	Residential Building used as commercial premises.	
13.	Location	:		

	C.T.S. No.	:	-
	Block No.	:	-
	Ward No.	:	52
	Village / Municipality / Corporation	:	Village Pahadi Goregaon West, Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Flat No. 3, 2 <sup>nd</sup> Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.
14.	Description of the locality Residential /Commercial / Mixed	:	Residential
15.	Year of Construction	:	1973 (Approx.)
16.	Number of Floors	:	Ground + 2 Upper Floors
17.	Type of Structure	:	R.C.C. Framed Structure
18.	Number of Dwelling units in the building	:	2 units per floor
19.	Quality of Construction	:	Good
20.	Appearance of the Building	:	Good
21.	Maintenance of the Building	:	Good
22.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	2nd Floor
2.	Door No. of the Flat	:	Flat No. 3
3.	Specifications of the Flat	:	
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax	:	
	Assessment No	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available



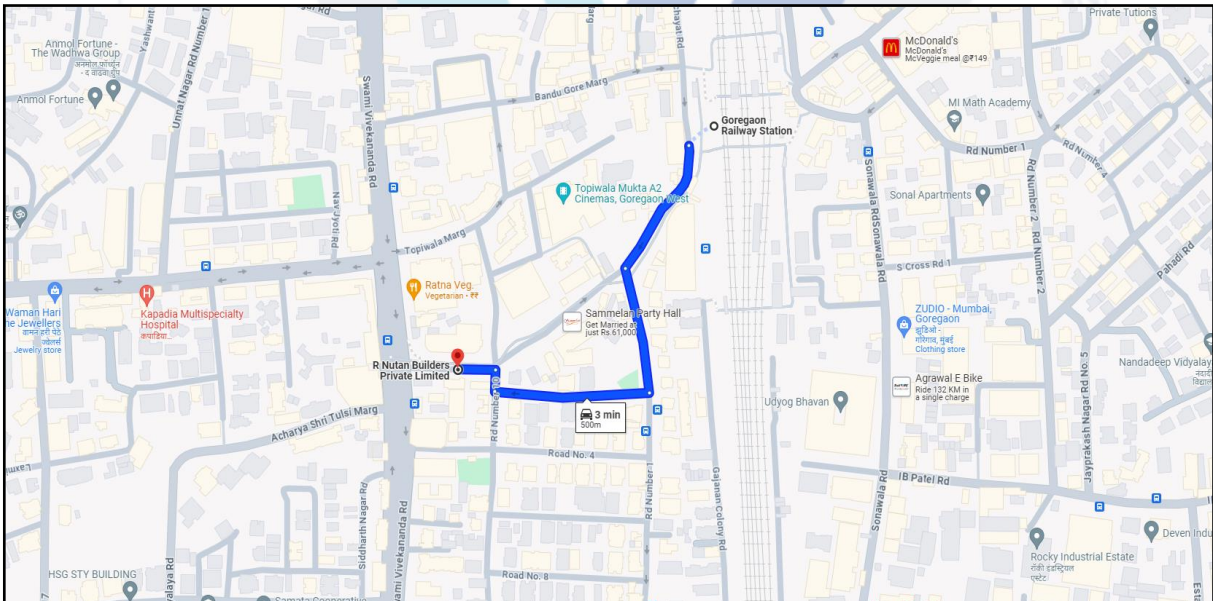
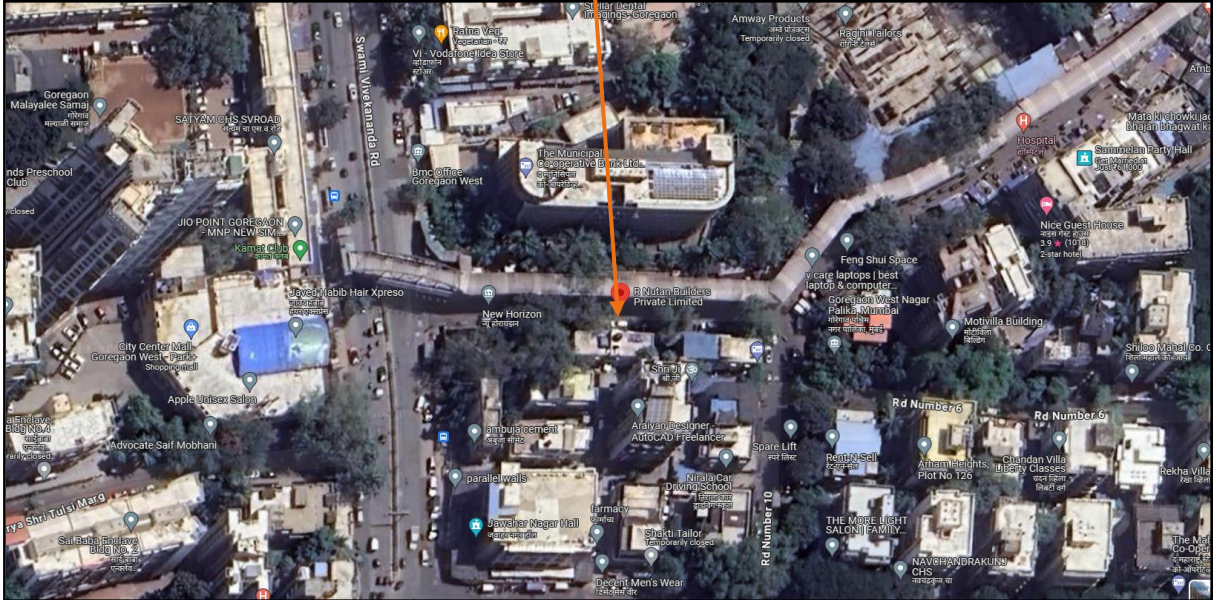
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	<b>Built up area = 600.00 Sq. Ft. (As per Agreement)</b>
10.	What is the floor space index (app.)	:	As per M.C.G.M. norms
11.	What is the Carpet area of the Flat?	:	-
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	At present the property is Vacant. The property is Residential flat.
	Is it Owner-occupied or let out?	:	Vacant and under owner's possession
<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

### 11.2. Actual site photographs



### 11.3. Route Map of the property

Site u/r



**LATITUDE LONGITUDE: 19°09'44.5"N 72°50'47.8"E**

*Note: The Blue line shows the route to site from nearest Railway station (Goregaon – 500 M.)*




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## 11.4. Ready Reckoner 2024 – 25



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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[Valuation Guidelines](#) | [User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	57/264 -भुभाग : उत्तरेस गावाची हद्द, पुर्वेस लिंक रोड, दक्षिणेस गावाची सीमा व पश्चिमेस खाडी.	83650	163440	187950	204300	163440	चौ. मीटर
SurveyNo	57/265-भुभाग : उत्तरेस गावाची हद्द, पुर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76820	160470	184550	218300	160470	चौ. मीटर
SurveyNo	57/266-रस्ता : स्वामी विवेकानंद रोड.	73540	146780	168790	317100	150100	चौ. मीटर
SurveyNo	57/267-भुभाग : उत्तरेस गावाची हद्द, पुर्वेस रेल्वे लाईन, दक्षिणेस गावाची सीमा व पश्चिमेस स्वामी विवेकानंद रोड.	70510	146200	168130	196200	146200	चौ. मीटर
SurveyNo	57/268-भुभाग : उत्तरेस गावाची हद्द, एस.व्ही.रोड व वॉर्डाची सीमा यांनी वेढलेला भुभाग.	54870	133660	153710	167080	133660	चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,46,200.00			
Reduced by 10% on Flat Located on 2 <sup>nd</sup> Floor	14,620.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,31,580.00</b>	<b>Sq. Mtr.</b>	<b>12,224.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	70,510.00			
The difference between land rate and building rate (A – B = C)	61,070.00			
Depreciation Percentage as per table (D) [100% - 51%] (Age of the Building – 51 Years)	49%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,00,434.30</b>	<b>Sq. Mtr.</b>	<b>9,331.00</b>	<b>Sq. Ft.</b>

**Building not having lift**

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



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

**Table – D: Depreciation Percentage Table**

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

## 12. Details of assets:

Property	Built up Area in Sq. Ft.
Flat No. 4, 2nd Floor, <b>“Panchratna Premises Co-Op. Society Ltd.”</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.	600.00

## 13. Property Valuation:

Property	Built up Area in Sq. Ft.	Ready Reckoner Rate	Value
Flat No. 4, 2nd Floor, <b>“Panchratna Premises Co-Op. Society Ltd.”</b> , Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India	600.00	9,331.00	55,98,600.00

## 14. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Gala No. 221 at Malad (West), Mumbai)

### 14.1. Valuation Report

I	General	
1.	Purpose for which the valuation is made	: As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 04.05.2024
2.	a) Date of inspection	: 04.04.2024
3.	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. Chromatopak Analytical Instrumentation (Pvt.) Ltd.</b>  <b>Property Address:</b> Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Dilip Pawar, Employee of the company Mobile No. +91 98679 40822
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is a Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India. The composition is Staff Area + Cabin + Toilet+ Mezzanine Floor used as storage. As per Site Inspection, Gala No. 221 and 222 are internally joined. The property is at 500.00 M. walking distance from nearest Metro Station – Malad West.	
6.	Location of property	:
a)	Plot No. / Survey No.	: -
b)	Door No.	: Gala No. 221
c)	C. T.S. No. / Village	: C.T.S. No. 307/63, 307/65, Village Valnai
d)	Ward / Taluka	: Ward - P North, Taluka Borivali
e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064,

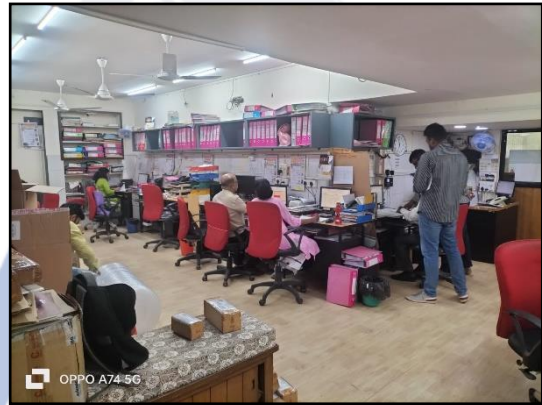
		State - Maharashtra, Country – India.	
8.	City / Town	: Mumbai Suburban District	
	Residential area	: No	
	Commercial area	: Yes	
	Industrial area	: Yes	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Higher Middle Class	
	ii) Urban / Semi Urban / Rural	: Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	: 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.	<b>Boundaries of the property</b>	<b>As per Document</b>	<b>As per Site</b>
	North	: Information not available	Building No. 2
	South	: Information not available	Other Building
	East	: Information not available	Agarwal B2B Centre
	West	: Information not available	New Link Road
13	Dimensions of the site	: N. A. as property under consideration is a Gala in the building.	
		<b>As per Deed</b>	<b>As per Actual</b>
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.1	Latitude, Longitude & Co-ordinates of property	: 19°11'23.4"N 72°50'09.2"E	
14.2	Extent of the site	: Carpet area = 570.00 Sq. Ft. (As per Agreement) Built up area = 684.00 Sq. Ft. (Carpet area + 20%) Super Built up area = 860.00 Sq. Ft. (As per Agreement)	
15.	Extent of the site considered for Valuation	: <b>Built up area = 684.00 Sq. Ft.</b> <b>(Carpet area + 20%)</b>	



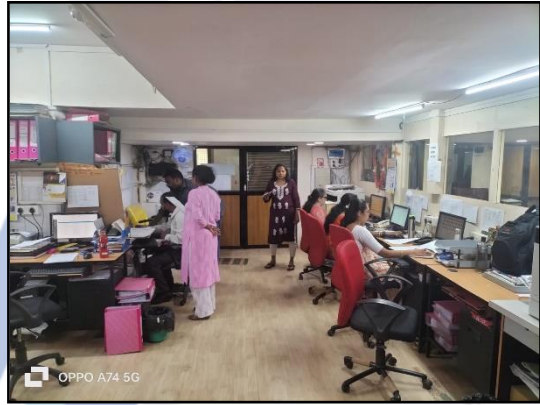
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner's Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
23.	Nature of the Apartment	: Industrial Building
24.	Location	:
	C.T.S. No.	: C.T.S. No. 307/63, 307/65
	Block No.	: -
	Ward No.	: 30
	Village / Municipality / Corporation	: Village Valnai, Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.
25.	Description of the locality Residential /Commercial / Mixed	: Industrial and Commercial
26.	Year of Construction	: 1996 (As per Occupancy Certificate)
27.	Number of Floors	: Ground + 2 Upper Floors
28.	Type of Structure	: R.C.C. Framed Structure
29.	Number of Dwelling units in the building	: 39 units per floor
30.	Quality of Construction	: Good
31.	Appearance of the Building	: Good
32.	Maintenance of the Building	: Good
33.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water Supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>Industrial Gala</b>	
1.	The floor in which the Gala is situated	: 2nd Floor
2.	Door No. of the Gala	: Gala No. 221
3.	Specifications of the Gala	:
	Roof	: R. C. C. Slab
	Flooring	: Vitrified tiles flooring with Wooden covering
	Doors	: Teak Wood / Glass Door
	Windows	: Wooden frame openable widow with M. S. Grill

	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax	:	
	Assessment No	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Gala?	:	Good
7.	Sale Deed executed in the name of	:	<b>M/s. Chromatopak Analytical Instrumentation (Pvt.) Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Gala?	:	<b>Built up area = 684.00 Sq. Ft. (Carpet area + 20%)</b>
10.	What is the floor space index (app.)	:	As per M.C.G.M. norms
11.	What is the Carpet area of the Gala?	:	Carpet area = 570.00 Sq. Ft. (As per Agreement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial Purpose
	Is it Owner-occupied or let out?	:	Owner Occupied
<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
	Remarks	:	
	As per Sale Deed, the Name of the Owner is " <b>M/s. Chromatopak Analytical Instrumentation (Pvt.) Ltd.</b> " But as per Latest Maintenance Bill, the Name of the Owner is " <b>M/s. Chromatopak Analytical Instrumentation (I) Pvt. Ltd.</b> "		

### 14.2. Actual site photographs

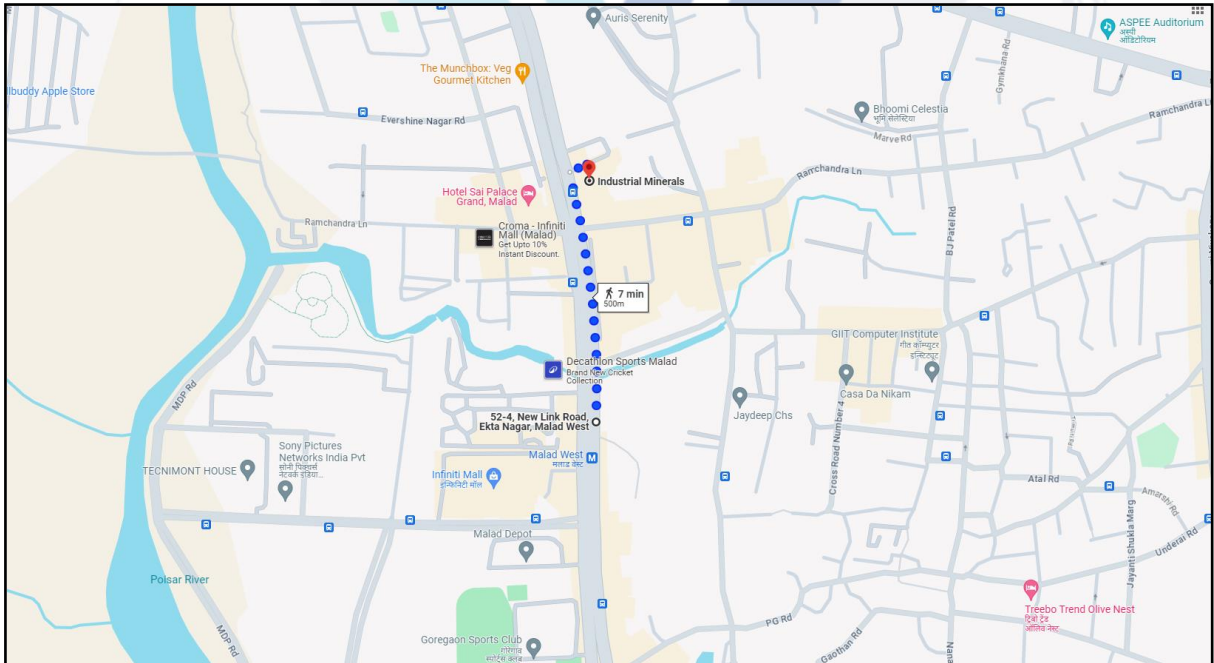
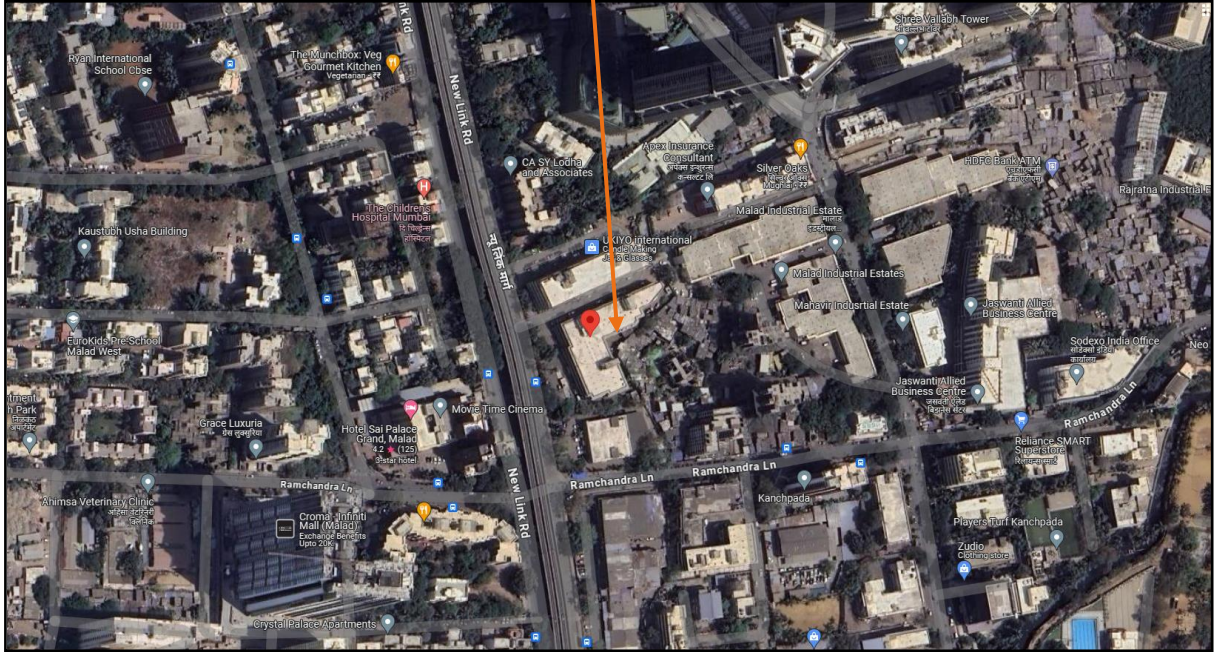


### 14.3. Actual site photographs



### 14.4. Route Map of the property

Site u/r



**LATITUDE LONGITUDE: 19°11'23.4"N 72°50'09.2"E**

**Note: The Blue line shows the route to site from nearest Metro station (Malad West – 500 M.)**




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## 14.5. Ready Reckoner 2024 – 25



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदतिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
70/327 -मुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76250	165880	190760	207350	165880	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Gala</b>	1,65,880.00			
No Reduce at Gala Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	1,65,880.00	Sq. Mtr.	15,410.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	76,250.00			
The difference between land rate and building rate (A – B = C)	89,630.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)		72%		
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	1,40,783.60	Sq. Mtr.	13,079.00	Sq. Ft.

**Multi-Storied building with Lift**

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:



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	<b>Floor on which Gala is Located</b>	<b>Rate to be adopted</b>
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

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

## 15. Details of assets:

Property	Built up Area in Sq. Ft.
Gala No. 221, 2nd Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.	684.00

## 16. Property Valuation:

Property	Built up Area in Sq. Ft.	Ready Reckoner Rate	Value
Gala No. 221, 2nd Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.	684.00	13,079.00	89,46,036.00



## 17. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Gala No. 239 at Malad (West))

### 17.1. Valuation Report

I	General	
1.	Purpose for which the valuation is made	: As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 04.05.2024
2.	a) Date of inspection	: 04.04.2024
3.	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. Chromatopak Analytical Instrumentation (I) Pvt. Ltd.</b>  <b>Property Address:</b> Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Dilip Pawar, Employee of the company Mobile No. 9867940822
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is a Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India. The composition is Staff Area + Cabin + Kitchen area + Toilet + Mezzanine Floor used as storage. The property is at 500.00 M. walking distance from nearest Metro Station – Malad West.	
6.	Location of property	:
a)	Plot No. / Survey No.	: -
b)	Door No.	: Gala No. 239
c)	C. T.S. No. / Village	: C.T.S. No. 307/63, 307/65, Village Valnai
d)	Ward / Taluka	: Ward - P North, Taluka Borivali
e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064,

		State - Maharashtra, Country – India.	
8.	City / Town	: Mumbai Suburban District	
	Residential area	: No	
	Commercial area	: Yes	
	Industrial area	: Yes	
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	: 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.	<b>Boundaries of the property</b>	<b>: As per Document</b>	<b>As per Site</b>
	North	: Information not available	Building No. 2
	South	: Information not available	Other Building
	East	: Information not available	Agarwal B2B Centre
	West	: Information not available	New Link Road
13	Dimensions of the site	: N. A. as property under consideration is a Gala in the building.	
		<b>As per Deed</b>	<b>As per Actual</b>
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.1	Latitude, Longitude & Co-ordinates of property	: 19°11'23.4"N 72°50'09.2"E	
14.2	Extent of the site	: Carpet area = 469.00 Sq. Ft. (As per Agreement) Built up area = 563.00 Sq. Ft. (Carpet area + 20%) Super Built up area = 710.00 Sq. Ft. (As per Agreement)	
15.	Extent of the site considered for Valuation	: <b>Built up area = 563.00 Sq. Ft.</b> <b>(Carpet area + 20%)</b>	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Tenant Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
34.	Nature of the Apartment	: Industrial Building
35.	Location	:
	C.T.S. No.	: C.T.S. No. 307/63, 307/65
	Block No.	: -
	Ward No.	: 30
	Village / Municipality / Corporation	: Village Valnai, Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.
36.	Description of the locality Residential /Commercial / Mixed	: Industrial and Commercial
37.	Year of Construction	: 1996 (As per Occupancy Certificate)
38.	Number of Floors	: Ground + 2 Upper Floors
39.	Type of Structure	: R.C.C. Framed Structure
40.	Number of Dwelling units in the building	: 39 units per floor
41.	Quality of Construction	: Good
42.	Appearance of the Building	: Good
43.	Maintenance of the Building	: Good
44.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water Supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>Industrial Gala</b>	
1.	The floor in which the Gala is situated	: 2nd Floor
2.	Door No. of the Gala	: Gala No. 221
3.	Specifications of the Gala	:
	Roof	: R. C. C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak Wood / Glass Door
	Windows	: Wooden frame openable widow with M. S. Grill
	Fittings	: Concealed plumbing with C.P. fittings.

		Electrical wiring with concealed
	Finishing	: Cement Plastering + POP Finish
4.	House Tax	:
	Assessment No	: Details not available
	Tax paid in the name of	: Details not available
	Tax amount	: Details not available
5.	Electricity Service connection No.	: Details not available
	Meter Card is in the name of	: Details not available
6.	How is the maintenance of the Gala?	: Good
7.	Sale Deed executed in the name of	: <b>M/s. Chromatopak Analytical Instrumentation (I) Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	: Details not available
9.	What is the plinth area of the Gala?	: <b>Built up area = 563.00 Sq. Ft. (Carpet area + 20%)</b>
10.	What is the floor space index (app.)	: As per M.C.G.M. norms
11.	What is the Carpet area of the Gala?	: Carpet area = 469.00 Sq. Ft. (As per Agreement)
12.	Is it Posh / I Class / Medium / Ordinary?	: Medium
13.	Is it being used for Residential or Commercial purpose?	: Commercial Purpose
	Is it Owner-occupied or let out?	: Owner Occupied
<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

### 17.2. Actual site photographs

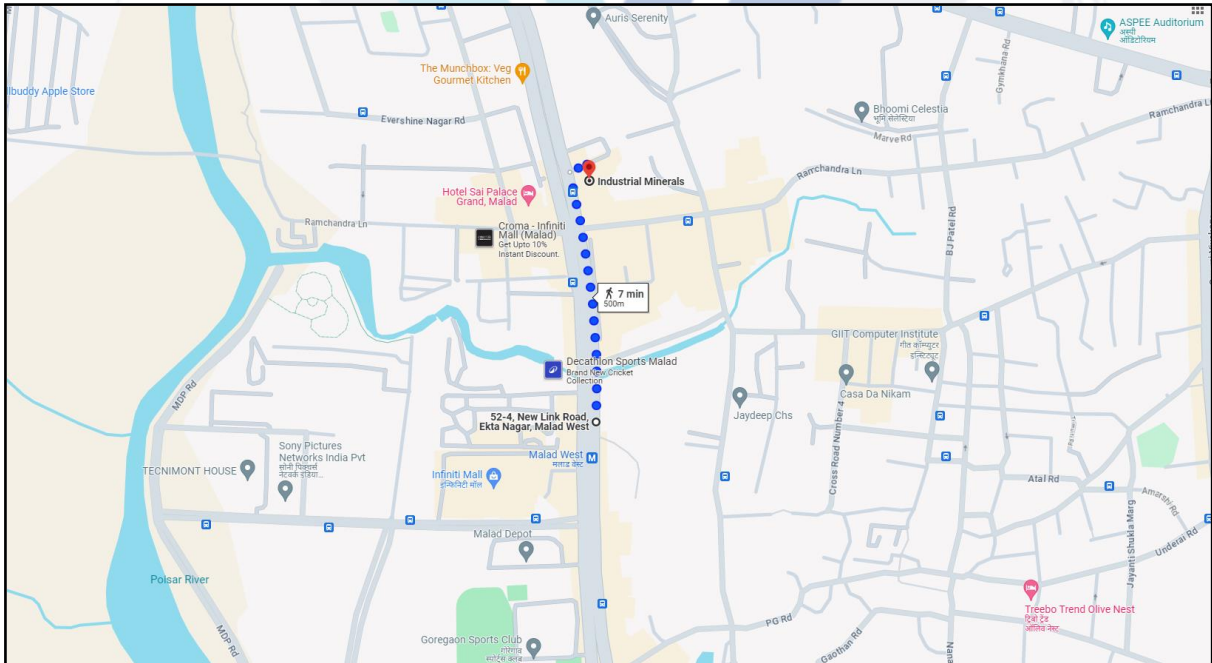
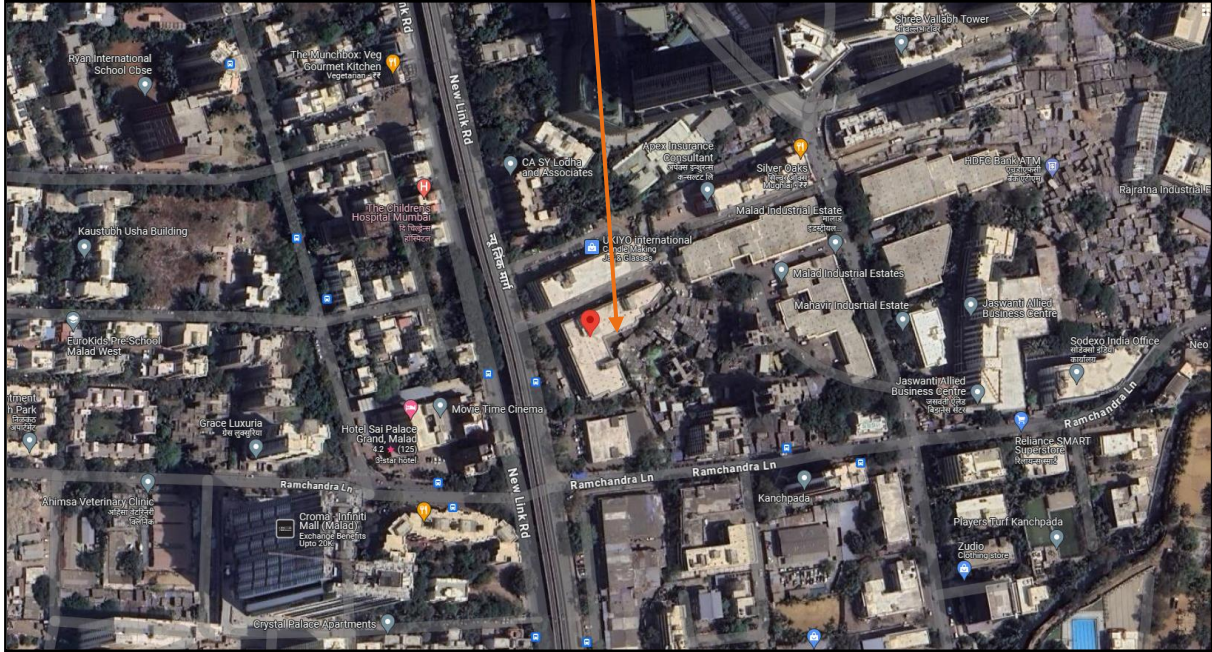


### 17.3. Actual site photographs



### 17.4. Route Map of the property

Site u/r



**LATITUDE LONGITUDE: 19°11'23.4"N 72°50'09.2"E**

*Note: The Blue line shows the route to site from nearest Metro station (Malad West – 500 M.)*




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## 17.5. Ready Reckoner 2024 – 25



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
70/327 -सुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76250	165880	190760	207350	165880	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Gala</b>	1,65,880.00			
No Reduce at Gala Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	1,65,880.00	Sq. Mtr.	15,410.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	76,250.00			
The difference between land rate and building rate (A – B = C)	89,630.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)	72%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	1,40,783.60	Sq. Mtr.	13,079.00	Sq. Ft.

**Multi-Storied building with Lift**

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:



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	<b>Floor on which Gala is Located</b>	<b>Rate to be adopted</b>
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

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

18. Details of assets:

Property	Built up Area in Sq. Ft.
Gala No. 239, 2nd Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.	563.00

19. Property Valuation:

Property	Built up Area in Sq. Ft.	Ready Reckoner Rate	Value
Gala No. 239, 2nd Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai – 400 064, State - Maharashtra, Country – India.	563.00	13,079.00	73,63,477.00

## 20. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Shop No. 1 at Vasai (West), Palghar)

### 20.1. Valuation Report

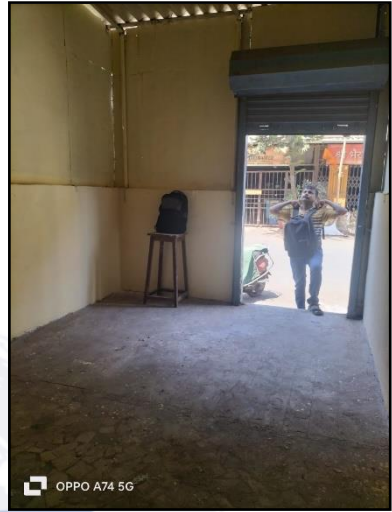
I	General	
1.	Purpose for which the valuation is made	: As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 04.05.2024
2.	a) Date of inspection	: 05.04.2024
3.	Name 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. Chromatopak Analytical Instrumentation (I) Pvt. Ltd.</b>  <b>Property Address:</b> Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Eknath, Employee of the company Mobile No. +91 98679 40822
5.	Brief description of the property (Including Leasehold / freehold etc.)	:  The property is Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State - Maharashtra, Country – India. The composition is Shop area + Part Mezzanine Floor. The property is at 1.5 Km. travelling distance from nearest Railway Station – Vasai Road.
6.	Location of property	:
a)	Plot No. / Survey No.	: Plot No. 2, Survey No. 37, Hissa No. 1,3,4 & 5
b)	Door No.	: Shop No. 1
c)	C. T.S. No. / Village	: Village Diwanman
d)	Ward / Taluka	: Taluka Vasai
e)	Mandal / District	: District Palghar
7.	Postal address of the property	: Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State - Maharashtra, Country – India.

8.	City / Town	:	Vasai Road (West), Palghar	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Vasai Virar City 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	:	No	
12.	<b>Boundaries of the property</b>	:	<b>As per Document</b>	<b>As per Site</b>
	North	:	Information not available	Building No. 2
	South	:	Information not available	Other Building
	East	:	Information not available	Agarwal B2B Centre
	West	:	Information not available	New Link Road
13	Dimensions of the site	:	N. A. as property under consideration is a Gala in the building.	
		:	<b>As per Deed</b>	<b>As per Actual</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.1	Latitude, Longitude & Co-ordinates of property	:	19°23'24.9"N 72°49'34.0"E	
14.2	Extent of the site	:	<p><u>Carpet area</u>  Ground Floor = 162.00 Sq. Ft.  Mezzanine Floor = 118.00 Sq. Ft.  (As per Site Measurement)</p> <p>Built up area = 180.00 Sq. Ft.  (As per Agreement)</p>	
15.	Extent of the site considered for Valuation	:	<b>Built up area = 180.00 Sq. Ft.</b> <b>(As per Agreement)</b>	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and under Owner's Possession
<b>II</b>	<b>APARTMENT BUILDING</b>		
45.	Nature of the Apartment	:	Residential cum commercial Building
46.	Location	:	
	C.T.S. No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village Diwanman, Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District – Palghar – 401202, State - Maharashtra, Country – India.
47.	Description of the locality Residential /Commercial / Mixed	:	Residential
48.	Year of Construction	:	1989 (As per Certificate)
49.	Number of Floors	:	Ground + 2 Upper Floors
50.	Type of Structure	:	R.C.C. Framed Structure
51.	Number of Dwelling units in the building	:	12 shops on ground floor
52.	Quality of Construction	:	Good
53.	Appearance of the Building	:	Good
54.	Maintenance of the Building	:	Good
55.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Industrial Gala</b>		
1.	The floor in which the Gala is situated	:	Ground Floor
2.	Door No. of the Gala	:	Shop No. 1
3.	Specifications of the Gala	:	
	Roof	:	R. C. C. Slab
	Flooring	:	Kota Stone flooring
	Doors	:	M.S. Rolling Shutter
	Windows	:	No Window
	Fittings	:	Concealed plumbing with C.P. fittings. Casing

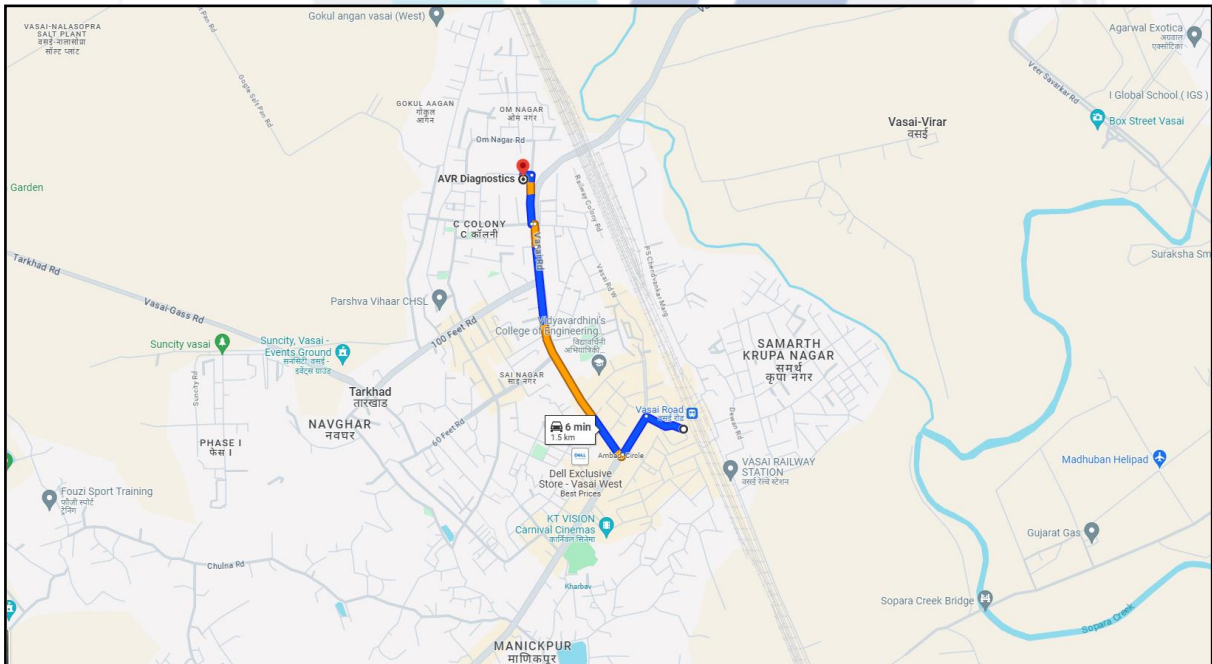
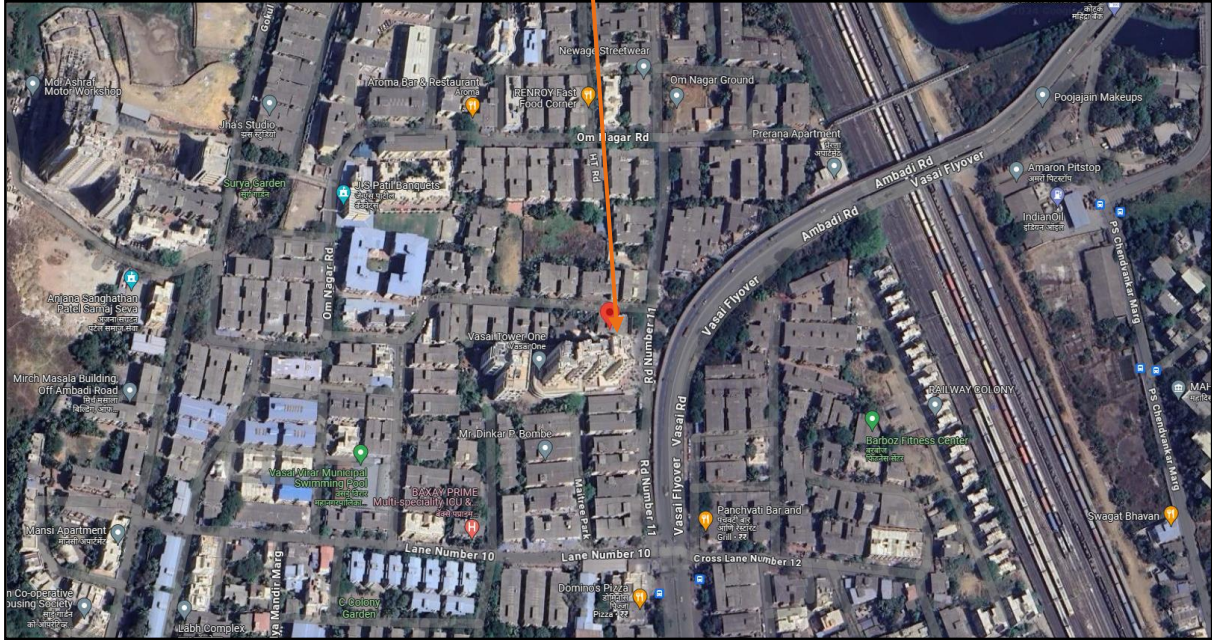
			Capping Wiring
	Finishing	:	Cement Plastering + Neeru Finish
4.	House Tax	:	
	Assessment No	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Gala?	:	Good
7.	Sale Deed executed in the name of	:	<b>M/s. Chromatopak Analytical Instrumentation (I) Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Gala?	:	<b>Built up area = 180.00 Sq. Ft. (As per Agreement)</b>
10.	What is the floor space index (app.)	:	As per M.C.G.M. norms
11.	What is the Carpet area of the Gala?	:	<u>Carpet area</u> Ground Floor = 162.00 Sq. Ft. Mezzanine Floor = 118.00 Sq. Ft. (As per Site Measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial Purpose
	Is it Owner-occupied or let out?	:	Vacant and under Owner's possession
<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

## 20.2. Actual site photographs



### 20.3. Route Map of the property

Site u/r



**LATITUDE LONGITUDE: 19°23'24.9"N 72°49'34.0"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Vasai Road – 1.5 KM.)



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## 20.4. Ready Reckoner 2024 – 25



Department of Registration and Stamp  
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महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2- अधिकृत विनशेती झालेल्या जमिन	17990	66100	75900	81000	75900	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	81,000.00			
No Reduce on Shop Located on Ground Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	81,000.00	Sq. Mtr.	7,525.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	17,990.00			
The difference between land rate and building rate (A – B = C)	63,010.00			
Depreciation Percentage as per table (D) [100% - 35%] (Age of the Building – 35 Years)	65%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	58,946.50	Sq. Mtr.	5,476.00	Sq. Ft.

**Building not having lift**

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



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

**Table – D: Depreciation Percentage Table**

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

## 21. Details of assets:

Property	Built up Area in Sq. Ft.
Shop No. 1, Ground Floor, " <b>Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.</b> ", Ambadi Road, Village Diwanman, Vasai Road (West), District - Palghar - 401202, State - Maharashtra, Country - India.	180.00

## 22. Property Valuation:

Property	Built up Area in Sq. Ft.	Ready Reckoner Rate	Value
Shop No. 1, Ground Floor, " <b>Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.</b> ", Ambadi Road, Village Diwanman, Vasai Road (West), District - Palghar - 401202, State - Maharashtra, Country - India.	180.00	5,476.00	9,85,680.00

## 23. VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY (Flat No. 201 at Sanjeeva Reddy Nagar, Hyderabad)

### 23.1. Valuation Report

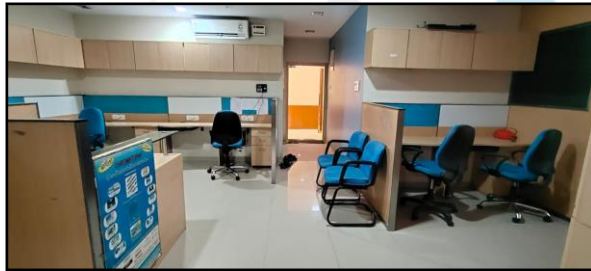
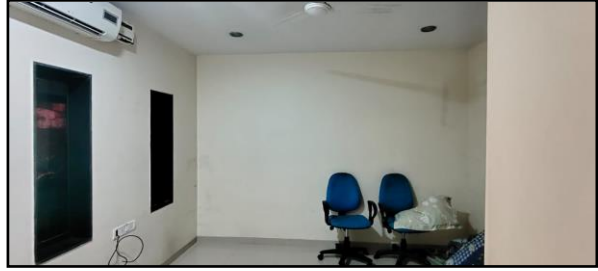
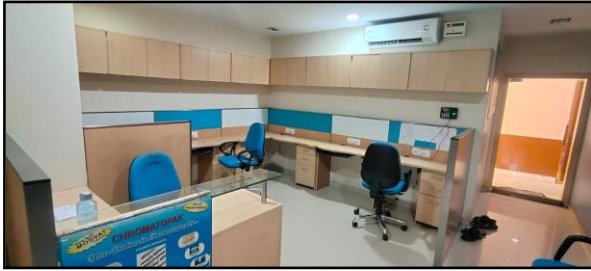
I	General	
1.	Purpose for which the valuation is made	: As per Client Request to the value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property as on 04.05.2024
2.	a) Date of inspection	: 25.04.2024
3.	Name 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. Chromatopak Analytical Instrumentation (India) Pvt. Ltd.</b>  <b>Property Address:</b> Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, "Sarala Apartments", Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.  <b>Contact Person:</b> Kavita Madam, Employee of the company Mobile No. +91 98492 33064
5.	Brief description of the property (Including Leasehold / freehold etc.)	:  The property is a Residential Flat located on 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, "Sarala Apartments", Sanjeeva Reddy Nagar, Hyderabad. As per site inspection, the flat is used as commercial office. The composition is Cabins + Working area + Pantry + Toilet. The property is at 400.00 M. walking distance from nearest Metro station S.R. Nagar.
6.	Location of property	:
a)	Plot No. / Survey No.	: -
b)	Door No.	: Flat No. 201
c)	C. T.S. No. / Village	: -
d)	Ward / Taluka	: Ward / Taluka - Ameerpet
e)	Mandal / District	: District - Hyderabad
7.	Postal address of the property	: Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, "Sarala Apartments", Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.
8.	City / Town	: Hyderabad

	Residential area	:	Yes
	Commercial area	:	No
	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	:	Greater Hyderabad 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	:	No
12.	<b>Boundaries of the property</b>	:	<b>As per Document</b> <b>As per Site</b>
	North	:	Neighbors H. No. 271      Ramakrishna Residency
	South	:	60' wide Road      S.R. Nagar Main Road
	East	:	Neighbors H. No. 259      Canara Building / NSK Bharathi Krishna Building
	West	:	40' wide Road      Internal Road
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in the building.
		:	<b>As per Deed</b> <b>As per Actual</b>
	North	:	-      -
	South	:	-      -
	East	:	-      -
	West	:	-      -
14.1	Latitude, Longitude & Co-ordinates of property	:	17°26'32.4"N 78°26'39.3"E
14.2	Extent of the site	:	<b>Built up area = 1,250.00 Sq. Ft. (As per Agreement)</b>
15.	Extent of the site considered for Valuation	:	<b>Built up area = 1,250.00 Sq. Ft. (As per Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
56.	Nature of the Apartment	:	Residential Building used as commercial premises.

57.	Location	:	
	C.T.S. No.	:	-
	Block No.	:	-
	Ward No.	:	99
	Village / Municipality / Corporation	:	Greater Hyderabad Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, "Sarala Apartments", Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.
58.	Description of the locality Residential /Commercial / Mixed	:	Residential
59.	Year of Construction	:	1992 (Approx.)
60.	Number of Floors	:	Ground + 4 Upper Floors
61.	Type of Structure	:	R.C.C. Framed Structure
62.	Number of Dwelling units in the building	:	3 units on 2 <sup>nd</sup> floor
63.	Quality of Construction	:	Good
64.	Appearance of the Building	:	Good
65.	Maintenance of the Building	:	Good
66.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	2nd Floor
2.	Door No. of the Flat	:	Flat No. 201
3.	Specifications of the Flat	:	
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax	:	
	Assessment No	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available

	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>M/s. Chromatopak Analytical Instrumentation (India) Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	45 Sq. Yards
9.	What is the plinth area of the Flat?	:	<b>Built up area = 1,250.00 Sq. Ft. (As per Agreement)</b>
10.	What is the floor space index (app.)	:	As per Greater Hyderabad Municipal Corporation norms
11.	What is the Carpet area of the Flat?	:	-
12.	Is it Posh / I Class / Medium / Ordinary?	:	I Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential flat used for commercial purpose
	Is it Owner-occupied or let out?	:	Owner Occupied
<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

### 23.2. Actual site photographs



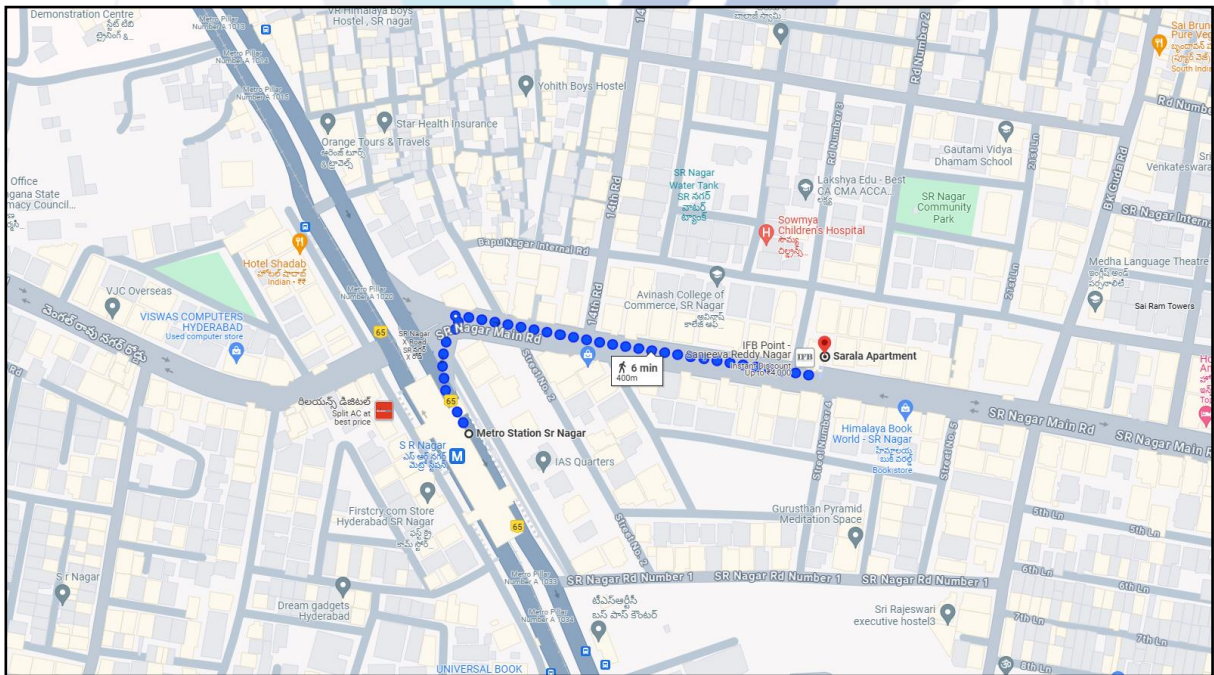


### 23.3. Actual site photographs



**23.4. Route Map of the property**

**Site u/r**



**LATITUDE LONGITUDE: 17°26'32.4"N 78°26'39.3"E**

**Note: The Blue line shows the route to site from nearest Metro station (S.R. Nagar – 400 M.)**




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23.5. Ready Reckoner 2024 – 25



**REGISTRATION & STAMPS DEPARTMENT**  
Government of Telangana

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**Unit Rates - Locality Wise**

District Name: HYDERABAD

S.No.	Ward-Block	Locality	Apartment value (Rs. per Sq.Ft)			Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
			Ground Floor	First Floor	Other Floors			
1.	7 - 1	SANJEEVAREDDY NAGAR-1	3,800	3,800	3,800	01(Residential)	01/02/2022	<a href="#">Get</a>

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**Note :**

- This is provisional information as per records maintained by registration department for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.
- For further details contact Sub Registrar office  
**S.R.NAGAR,**  
 6-3-541/A, FARHATH MANZIL,  
 PANJAGUTTA, HYD  
 HYDERABAD  
 Phone: 23442902

## 24. Details of assets:

Property	Built up Area in Sq. Ft.
Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, " <b>Sarala Apartments</b> ", Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.	1,250.00

## 25. Property Valuation:

Property	Built up Area in Sq. Ft.	Ready Reckoner Rate	Value
Flat No. 201, 2 <sup>nd</sup> Floor, Municipal No. 7-1-621 / 277 / 201, " <b>Sarala Apartments</b> ", Sanjeeva Reddy Nagar, Hyderabad – 500 038, State – Telangana, Country – India.	1,250.00	3,800.00	47,50,000.00

## 26. Summary of Valuation:

Unit Details	Value in ₹
Flat No. 3, 2nd Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.	67,18,320.00
Flat No. 4, 2nd Floor, "Panchratna Premises Co-Op. Society Ltd.", Plot No. 29-B, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country – India.	55,98,600.00
Gala No. 221, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country – India.	89,46,036.00
Gala No. 239, 2 <sup>nd</sup> Floor, Building No. 1 (Heavy), "Sonal Link Industrial Premises Co-Op. Soc. Ltd.", Link Road, Opp. Movie Time Theater, Malad (West), Mumbai - 400 064, State - Maharashtra, Country – India.	73,63,477.00
Shop No. 1, Ground Floor, "Shree Kamal Kunj Co-Op. Hsg. Soc. Ltd.", Ambadi Road, Village Diwanman, Vasai Road (West), District - Palghar - 401202, State - Maharashtra, Country – India.	9,85,680.00
Flat No. 201, 2nd Floor, Municipal No. 7-1-621 / 277 / 201, "Sarala Apartments", Sanjeeva Reddy Nagar, Hyderabad - 500 038, State - Telangana, Country – India.	47,50,000.00
<b>Total</b>	<b>3,43,62,113.00</b>

The value adopted or assessed or assessable by any authority of the Government for the purpose of payment of stamp duty in respect of the immovable property shall be ₹ 3,43,62,113.00; Say (Rupee Three Crore Forty Three Lakh Sixty Two Thousand One Hundred Thirteen Only).



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## 27. Conclusion

<b>Name of Client</b>	<b>M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd.</b>
<b>Asset being Valued</b>	As per Summary
<b>Intended Users</b>	M/s. Chromatopak Analytical Instrumentation India Pvt. Ltd.
<b>Valuation Currency</b>	Indian Rupees (INR) / ₹
<b>Purpose of Valuation</b>	Stamp Duty Value
<b>Valuation Standards Referred</b>	Stamp Duty Value
<b>Basis of Value</b>	Stamp Duty Value
<b>Premises for value</b>	Current use/existing use
<b>Valuation Date</b>	04.05.2024
<b>Valuation Approach</b>	As per Guideline Standard of Year 2024 - 2025
<b>Valuation Methodology</b>	Market value (Stamp duty)
<b>Value of Assets</b>	₹ 3,43,62,113.00/-

For Vastukala Consultants (I) Pvt. Ltd.

**Manoj B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763



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