

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Kapu Gems**

Commercial Office No. EC-3021, 3rd Floor, E – Tower, Central – Wing, "**Bharat Diamond Bourse Complex**",
Plot No. C-28, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051,
State – Maharashtra, Country – India.

Latitude Longitude: 19°03'56.0"N 72°51'51.0"E

Intended Users:

State Bank of India
Bharat Diamond Branch

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



Our Pan India Presence at :

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

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S.), India

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 24

Vastu/Mumbai/04/2024/8114/2306020

19/15-159-SKVS

Date: 19.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. EC-3021, 3rd Floor, E – Tower, Central – Wing, "Bharat Diamond Bourse Complex", Plot No. C-28, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country – India belongs to **M/s. Kapu Gems**.

Boundaries of the property.

North : F – Tower
South : D – Tower
East : Internal Road
West : BKC Main Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,14,72,475.00 (Rupees Two Crore Fourteen Lakh Seventy Two Thousand Four Hundred Seventy Five Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.19 17:52:52 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**

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

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

VALUATION REPORT (IN RESPECT OF OFFICE)

I		General		
1.	Purpose for which the valuation is made	:	To assess Value of the property for Bank Loan Purpose.	
2.	a)	Date of inspection	:	09.04.2024
	b)	Date on which the valuation is made	:	19.04.2024
3.	List of documents produced for perusal			
	1. Copy of Share Certificate No. E/1301 dated 02.11.2010 in the name of M/s. Kapu Gems issued by Bharat Diamond Bourse for Office No. EC-3021. 2. Copy of Share Certificate No. P/1016 dated 02.11.2010 in the name of M/s. Kapu Gems issued by Bharat Diamond Bourse for Parking Space No. F-1311. 3. Copy of Allotment of Equity Shares and Grant of Occupancy Rights in the name of M/s. Kapu Gems dated 30.10.2010 Issued by Bharat Diamond Bourse. 4. Copy of Occupancy Certificate No. TCP (P-2) / BKC-27 (CC) / G / C-28 / V / T – 7 & 7B / 1010 / 2009 dated 06.09.2009 issued by Mumbai Metropolitan Region Development Authority (MMRDA). 5. Copy of Electricity Bill Consumer No. 9000 0090 6967 dated 08.03.2024 in the name of M/s. Kapu Gems issued by Tata Power for Commercial Office No. EC-3021 & EC-3022.			
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)	:	M/s. Kapu Gems Address: Commercial Office No. EC-3021, 3 rd Floor, E – Tower, Central – Wing, " Bharat Diamond Bourse Complex ", Plot No. C-28, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country – India. Contact Person: Mr. Abhishek Mehta (Employee) Contact No. – 9819110105 Company Ownership	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is Commercial Office located on 3 rd Floor. As per site inspection, Office Nos. EC-3021, EC-3022, EC-3031 & EC-3032 are internally amalgamated to form a single unit having entrance from Office No. EC-3031 & EC-3032. For the purpose of valuation, we have considered the area as per Allotment of Equity Shares of Office No. EC-3021. The said valuation is of Office No.	

		EC-3021 only. The composition of Office Nos. EC-3021 & EC-3022 is Reception Area + 4 Cabins + Locker + Working Area + Passage. The property is at 3.6 Km. travelling distance from Bandra Railway Station.	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. C-28
	b) Door No.	:	Commercial Office No. EC-3021
	c) C.T.S. No. / Village	:	C.T.S. No. 4207, Village – Kolekalyan
	d) Ward / Taluka	:	Taluka – Andheri
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. TCP (P-2) / BKC-27 (CC) / G / C-28 / V / T – 7 & 7B / 1010 / 2009 dated 06.09.2009 issued by Mumbai Metropolitan Region Development Authority (MMRDA).
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Commercial Office No. EC-3021, 3 rd Floor, E – Tower, Central – Wing, "Bharat Diamond Bourse Complex", Plot No. C-28, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country – India.
8.	City / Town	:	Bandra (East), Mumbai Suburban
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Kolekalyan Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Site As per Document
	North		F – Tower Details not available
	South		D – Tower Details not available
	East		Internal Road Details not available
	West		BKC Main Road Details not available
13.	Dimensions of the site		N. A. as property under consideration is Commercial Office in a building.
			A As per the Deed
			B Actuals

	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 349.00 (Area as per Allotment of Equity Shares) Saleable / Built Up Area in Sq. Ft. = 499.00 (Area as per Allotment of Equity Shares)	
14.1	Latitude, Longitude & Co-ordinates of Office	:	19°03'56.0"N 72°51'51.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Saleable / Built Up Area in Sq. Ft. = 499.00 (Area as per Allotment of Equity Shares)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Commercial	
2.	Location	:		
	C.T.S. No.	:	C.T.S. No. 4207, Village – Kolkalyan	
	Block No.	:	G – Block	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Kolkalyan Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Commercial Office No. EC-3021, 3 rd Floor, E – Tower, Central – Wing, "Bharat Diamond Bourse Complex", Plot No. C-28, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial	
4.	Year of Construction	:	2009 (As per Occupancy Certificate)	
5.	Number of Floors	:	Basement + Ground + 9 Upper Floors	
6.	Type of Structure	:	R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	11 Offices on 3 rd Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	6 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Along with One Car Parking Space No. F-1311	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	

III OFFICE		
1	The floor in which the Office is situated	: 3 rd Floor
2	Door No. of the Office	: Commercial Office No. EC-3021
3	Specifications of the Office	:
	Roof	: R.C.C. Slab
	Flooring	: Italian Marble, Vitrified flooring
	Doors	: Teak wood door frame with solid flush door, Glass Door
	Windows	: Glass Facade windows
	Fittings	: Concealed plumbing with C.P. fittings. & Concealed Electrical Wiring
	Finishing	: Cement Plastering with ROP false ceiling
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.:	: Electricity Bill Consumer No. 9000 0090 6967
	Meter Card is in the name of:	: M/s. Kapu Gems
6	How is the maintenance of the Office?	: Good
7	Sale Deed executed in the name of	: M/s. Kapu Gems
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Office?	: Saleable / Built Up Area in Sq. Ft. = 499.00 (Area as per Allotment of Equity Shares)
10	What is the floor space index (app.)	: As per MMRDA norms
11	What is the Carpet Area of the Office?	: Carpet Area in Sq. Ft. = 349.00 (Area as per Allotment of Equity Shares)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Commercial purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 54,000.00 Expected rental income per month
IV MARKETABILITY		
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals /	: ₹ 39,000.00 to ₹ 41,000.00 per Sq. Ft. on Saleable / Built Up Area

	transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	: ₹ 40,700.00 per Sq. Ft. on Saleable / Built Up Area ₹ 40,025.00 per Sq. Ft. (After depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 37,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	₹ 3,45,060.00 per Sq. M. i.e., ₹ 32,057.00 per Sq. Ft.
	Guideline rate (After Depreciation)	₹ 3,17,462.00 per Sq. M. i.e., ₹ 29,493.00 per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Office with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 15 Years
	Life of the building estimated	: 45 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	: 22.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,325.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 37,700.00 per Sq. Ft.
	Total Composite Rate	: ₹ 40,025.00 per Sq. Ft.
	Remarks:	
	1. As per site inspection, Office Nos. EC-3021, EC-3022, EC-3031 & EC-3032 are internally amalgamated to form a single unit having entrance from Office No. EC-3031 & EC-3032. For the purpose of valuation, we have considered the area as per Allotment of Equity Shares of Office No. EC-3021.	
	2. The said valuation is of Office No. EC-3021 only.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the property	499.00 Sq. Ft.	40,025.00	1,99,72,475.00
	Car Parking	1 No.	15,00,000.00	15,00,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Fair Market Value of the property			2,14,72,475.00
	Realizable value of the property			1,93,25,227.00
	Distress value of the property			1,71,77,980.00
	Insurable value of the property (499.00 X ₹ 3,000.00)			14,97,000.00
	Guideline value of the property (499.00 X ₹ 29,493.00)			1,47,17,007.00

Justification for price / rate

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

As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is, no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 39,000.00 to ₹ 41,000.00 per Sq. Ft. on Saleable / Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 40,025.00 per Sq. Ft. for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 54,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



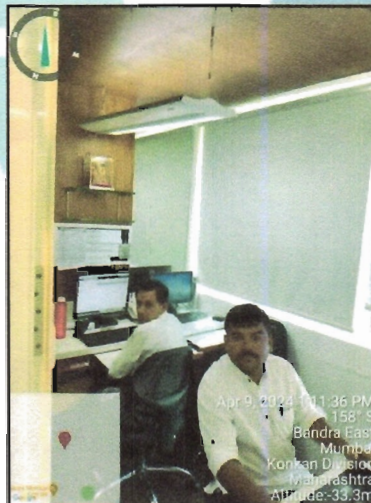
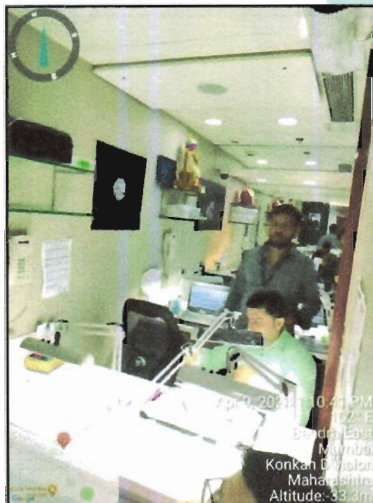
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs



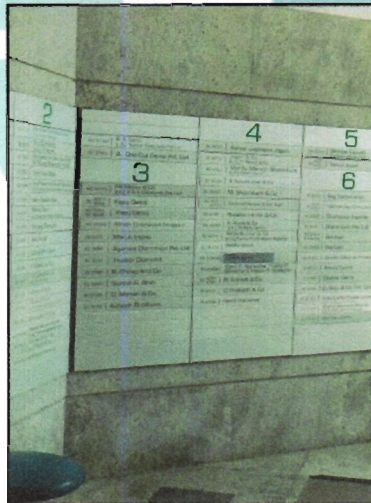
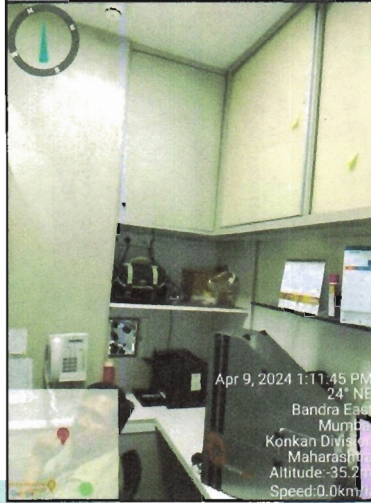
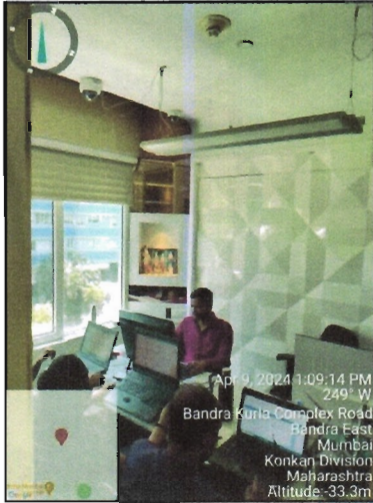
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

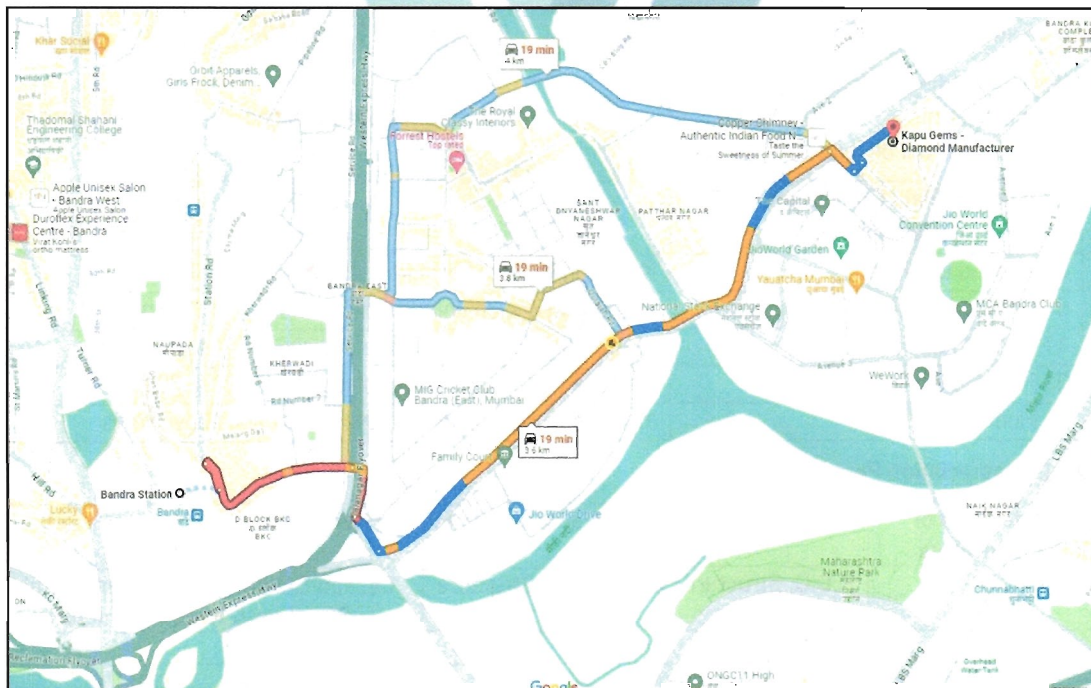
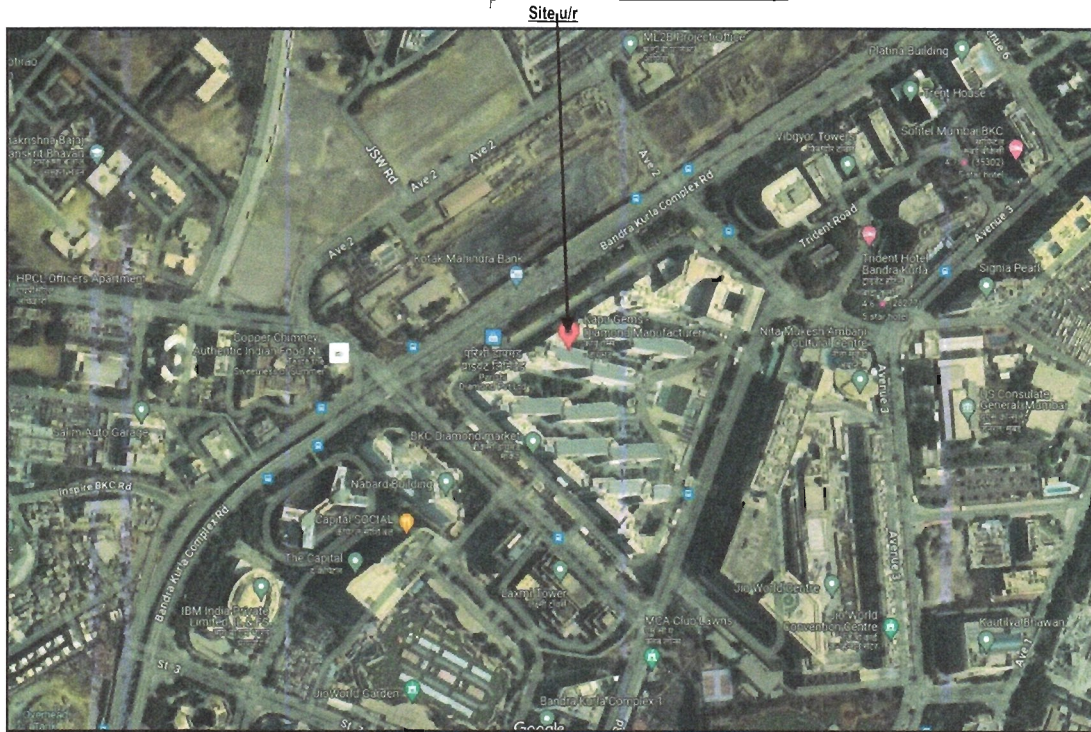
An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Route Map of the property



Latitude Longitude: 19°03'56.0"N 72°51'51.0"E

Note: The Blue line shows the route to site from nearest railway station (Bandra – 3.6 Km.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

DIVISION / VILLAGE : KOLE KALYAN Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: The following properties in G Block in Bandra Kurla Complex.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
31	31/173A	161070	300060	345060	403300	300250
CTS No. 1048, 4207, 5302, 5306, 5307, 5313, 5314, 5317, 5318, 5318A, 5318B, 5318C, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371PT, 5372, 5373, 5374, 5375, 5376, 5377A, 5377B, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408A, 5408C, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5443, 5450, 5451A, 5451B, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5478, 5479, 5482, 5483, 5485, 5486, 5487, 5488, 5489, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5502, 5503,						
<input type="button" value="Compare With Previous Year"/> <input type="button" value="↓"/>						

Stamp Duty Ready Reckoner Market Value Rate for Office	3,45,060.00			
No increase for all floors from ground to 4 floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	3,45,060.00	Sq. Mtr.	32,057.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,61,070.00			
The difference between land rate and building rate (A – B = C)	1,83,990.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	3,17,462.00	Sq. Mtr.	29,493.00	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:

	Location of Flat / Commercial Unit in the building	Rate
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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

15661322 04-01-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक . सह दु.नि. अंधेरी 1 दस्त क्रमांक : 15661/2023 नोंदणी . Regn:63m
गावाचे नाव : कोलेकल्याण		
(1) विलेखाचा प्रकार	सर्टिफिकेट ऑफ सेल	
(2) मोबदला	47510000	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	46824809.26	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस प्रीमाईसीस नं सीसी5061ए.सी टॉवर, सेंट्रल विंग, 5 वा मजला, भारत डायमंड बोर्स कॉम्प्लेक्स, बांद्रा पूर्व, मुंबई-400051. एकूण बांधीव क्षेत्र 1175 चौ फूट सोबत 2 कार पार्किंग स्पेस सी -299 आणि सी-300((C.T.S. Number : 4207 , Plot Number . C-28 .))	
(5) क्षेत्रफळ	109.16 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव-युनियन बँक ऑफ इंडिया तर्फे अधिकृत व्यक्ती अभिषेक सिंह वय:-39 पत्ता:-प्लॉट नं: 239, माळा नं . इमारतीचे नाव :- ब्लॉक नं विधान भवन मार्ग , रोड नं: नरीमन पॉइंट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400021 पॅन नं:-AAAACU0564G	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अल्पेशभाई करशनभाई धामेलीया वय -39, पत्ता:-प्लॉट नं: 403/बी.विंग. माळा नं . इमारतीचे नाव भूमी टॉवर, ब्लॉक नं नेहरू रोड , रोड नं: सांताक्रुझ (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड.-400053 पॅन नं -AGOPD3722G	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	08/11/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	15661/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2851000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances


11217322 04-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 11217/2023 नोंदणी Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	सर्टिफिकेट ऑफ सेल	
(2)मोबदला	10561000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9846312.1	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस प्रीमाईसीस नं- सीई5030,सी टॉवर,ईस्ट विंग,5 वा मजला,भारत डायमंड बोर्स कॉम्प्लेक्स,बांद्रा पूर्व,मुंबई-400051,एकूण बांधीव क्षेत्र 262 चौ फूट((C.T.S. Number : 4207 ; Plot Number : C-28 ;))	
(5) क्षेत्रफळ	24.35 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-ऑकारा असेट्स रिकन्स्ट्रक्शन प्राईवेट लिमिटेड (ओएआरपीएल) तर्फे अधिकृत व्यक्ती नीलम पटेल वय:-33 पत्ता:-प्लॉट नं सी/515, माळा नं. : इमारतीचे नाव- कनकिया झिलियन , ब्लॉक नं. एलबीएस रोड आणि बीकेसी जोडणीचे जंक्शन. रोड नं: इकिर्नोक्स जवळ, कुर्ला पश्चिम, मुंबई महाराष्ट्र, MUMBAI पिन कोड:-400070 पॅन नं:-AAAT08717C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-राजरजा इम्पेक्स चे प्रोप्रायटर हर्ष किरीटकुमार शाह वय:-27; पत्ता -प्लॉट नं. 403, माळा नं. : इमारतीचे नाव: फाव्हस्केपस हरिहर, ब्लॉक नं: खेतवाडी तिसरा गल्ली, रोड नं: गिरगाव, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400004 पॅन नं -FPBPS0723H	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	04/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11217/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	634000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

₹1.89 Cr ₹39623/sqft EMI - ₹ 65k | [Can I afford it?](#) PREMIUM LOCALITY

Office Space For Sale in Pinnaacle Corporate Park, **Bandra Kurla Complex, Mumbai**



Unfurnished

Commercial Complex
Pinnaacle Corporate Park

Pantry
No Personal Pantry

Super Area
477 sqft
₹39,623/sqft

Overlooking
Main Road Facing

Carpet Area
366 sqft
₹51,639/sqft

Facing
East

[Contact Agent](#) [Get Phone No.](#)

Last contact made 4 days ago

Contact Agent

Rajesh Shroff +91-84XXXXXXX

Get Phone No.

More Details

Price: ₹1.89 Cr

Facilities: Power Back Up, Lift, Reserved Parking, Security, Water Storage, Air Conditioned, CCTV Camera, Tea/Coffee


Address: **Bandra Kurla Complex, Mumbai - Western Mumbai, Maharashtra**

Water Availability: **24 Hours Available**

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

₹3.50 Cr ₹34516/sqft EMI - ₹158k | [Get pre-approved loan](#) PREMIUM LOCALITY

Office Space For Sale in Pinnaacle Corporate Park, **Bandra Kurla Complex, Mumbai**



12 Seats **1 Cabins** **Furnished** **1 Car Parking**

Commercial Complex
Pinnaacle Corporate Park

Floor
7 (Out of 11 Floors)

Overlooking
Main Road Facing

Super Area
1014 sqft
₹34,516/sqft

Pantry
Wet Pantry

Facing
East

Carpet Area
634 sqft
₹55,205/sqft

Washroom
1

LEED Certification
Certified

Virtual Space Option Available Wet Pantry/Cafeteria Available

[Contact Agent](#) [Get Phone No.](#)

Last contact made 5 days ago

Contact Agent

Pramod Gupta +91-80XXXXXXX

Get Phone No.

More Details

Price: ₹3.5 Cr

Booking Amount: ₹7.0 Lac

Facilities: Lift, Reserved Parking, Security, Service/Goods Lift, Air Conditioned, Visitor Parking, CCTV Camera, Fire Sprinklers

Address: **BKC CST Link Road, Bandra Kurla Complex, Mumbai - Western Mumbai, Maharashtra**



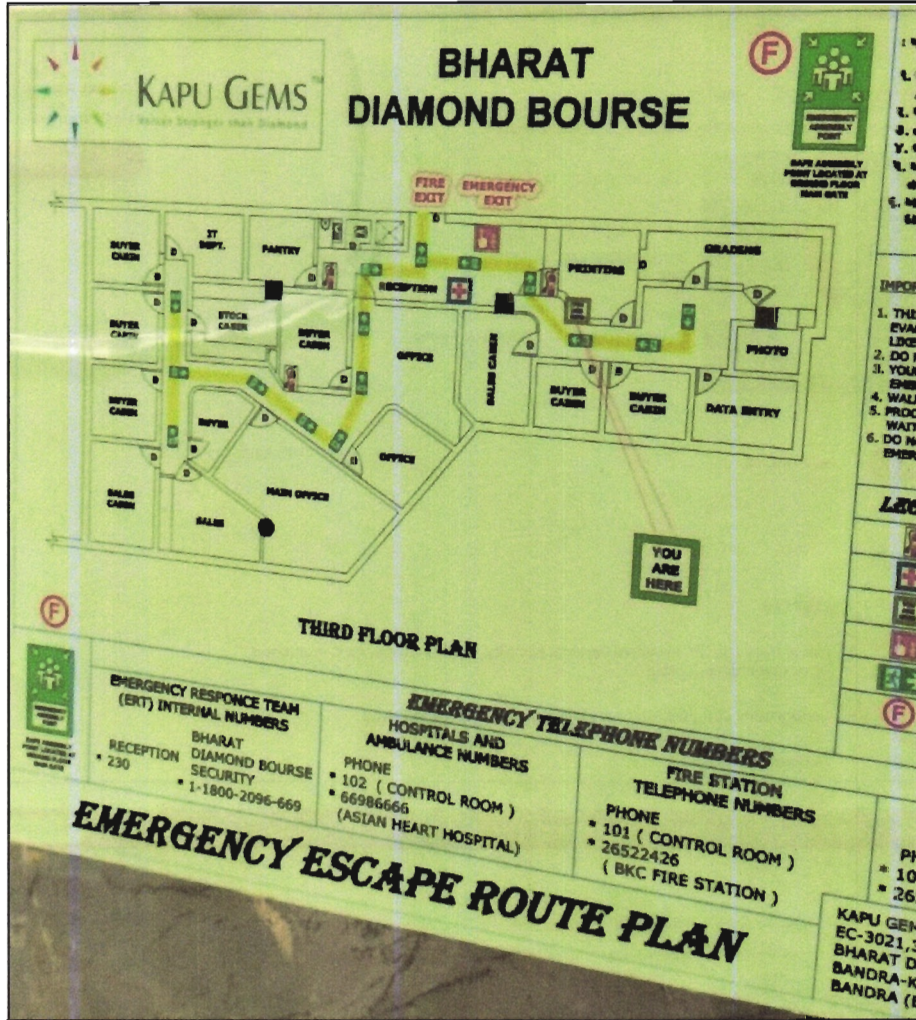
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Evacuation Plan



As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 2,14,72,475.00 (Rupees Two Crore Fourteen Lakh Seventy Two Thousand Four Hundred Seventy Five Only).

Place: Mumbai

Date: 19.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.19 17:53:08 +05'30'



Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure – I)	Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure – I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.04.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 09.04.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per documents, the property under consideration was owned by M/s. Kapu Gems.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Bharat Diamond Branch, to assess Value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Patel – Regd. Valuer Dashrath Jaiswar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 09.04.2024 Valuation Date – 19.04.2024 Date of Report – 19.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 09.04.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	As mentioned below

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th April 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **Saleable / Built Up Area in Sq. Ft. = 499.00** in the name **M/s. Kapu Gems**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

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

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Commercial Office, admeasuring **Saleable / Built Up Area in Sq. Ft. = 499.00**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **Saleable / Built Up Area in Sq. Ft. = 499,00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

