



**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: **M/s. Ion Exchange (India) Ltd.**

Land & Building bearing "Ion House." on Land bearing Portion of Plot No. 1A (part), Plot No. 3, New Survey No. 2728 and 69 (part) of Lower Parel, Dr. E. Moses Road, Mahalaxmi, Mumbai- 400 011, State Maharashtra, Country - India.

Latitude Longitude: 18°59'15.7"N 72°49'25.3"E

#### Valuation Done for:

**Bank of India**

**Large Corporate Branch, Fort**

Bank of India Building, 4<sup>th</sup> Floor, 70-80, M.G. Road, Mumbai-400 001, State - Maharashtra, Country - India



**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.), INDIA  
Email : [thane@vastukala.co.in](mailto:thane@vastukala.co.in) | Tel : 80978 82976 / 90216 05621

#### Our Pan India Presence at :

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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

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/07/2024/008726/2307101

06/4-105-APBSU

Date: 06.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Land & Building bearing "Ion House." on Land bearing Portion of Plot No. 1A (part), Plot No. 3, New Survey No. 2728 and 69 (part) of Lower Parel, Dr. E. Moses Road, Mahalaxmi, Mumbai- 400 011, State Maharashtra, Country - India belongs to: **M/s. Ion Exchange (India) Ltd.**

Boundaries of the property.

North : Prop. of Moosa Haji Patrawala P Ltd.  
South : Dr. E. Moses Road  
East : Internal Road / Famous Studio  
West : Petrol Pump

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 and valued for **₹ 1,47,75,36,252.00 (Rupees One Hundred Forty-Seven Crore Seventy-Five Lakh Thirty-Six Thousand Two Hundred and Fifty-Two 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.**

**Sharadkumar  
B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.07.06 17:22:25 +05'30'

**Auth. Sign.**



**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA  
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🌐 [www.vastukala.co.in](http://www.vastukala.co.in)





	Court of Judicature at Bombay (Now Mumbai) Ordinary Original Civil Jurisdiction company petition No. 147 of 2000 connected with Company Application No. 716 of 1999, Coram Smt. K.K. Baam J. of dated 4 <sup>th</sup> April 2000. – (2 <sup>nd</sup> floor). ➤ Copy of Annexure-A of Property Tax																																										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Ion Exchange (India) Ltd.</b> Address –Land & Building known as "Ion House." on Land bearing Portion of Plot No. 1A (part), Plot No. 3, New Survey No. 2728 and 69 (part) of Lower Parel, Dr. E. Moses Road, Mahalaxmi, Mumbai- 400 011, India. <b>Contact Person:</b> Mr. Bhavesh Rathod :- 9664029190  Ltd. Company Ownership																																									
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																																									
<p>The property under valuation is Land &amp; Building known as "Ion House." on Land &amp; Building located at of Plot No. 1A (part), Plot No. 3, New Survey No. 2728 and 69 (part) of Lower Parel, Dr. E. Moses Road, Village Mahalaxmi, Mumbai. The is located at about 1 km. away from Mahalaxmi railway station.</p> <p>The above said building is of Ground + 4<sup>th</sup> upper floors + Residence 5th floors (Terrace), It is a R.C.C. framed structure of R.C.C. beams, columns, slab and 2 Lifts &amp; staircase for access to upper floors.</p> <p><b>Amenities of the property</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Amenities provided</th> </tr> </thead> <tbody> <tr> <td>Flooring</td> <td>Vitrified tiles</td> </tr> <tr> <td>Door</td> <td>Laminated wooden with Glazed door</td> </tr> <tr> <td>Windows</td> <td>Powder coated aluminum sliding Windows</td> </tr> <tr> <td>Wiring</td> <td>Concealed wiring</td> </tr> <tr> <td>Plumbing</td> <td>Concealed Plumbing</td> </tr> <tr> <td>Toilet block / WC block</td> <td>Provided as per requirement</td> </tr> </tbody> </table> <p><b>Area &amp; Accommodation on each floor</b></p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Area as per agreement (sq.ft)</th> <th>Occupant as per Agreement</th> <th>As per site Information</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ground floor</td> <td>4,431</td> <td>M/s. Tiecicon Pvt. Ltd.</td> <td>M/s. Tiecicon Pvt. Ltd. &amp; ICICI Bank Ltd. - (Protected Tenant)</td> </tr> <tr> <td>2</td> <td>Ground floor</td> <td>4,500</td> <td>M/s. Hydranautics Membranes (India) Ltd</td> <td>ICICI Bank Ltd. - (Tenant Occupied)</td> </tr> <tr> <td>3</td> <td>Ground floor</td> <td>2 Covered Garage</td> <td>M/s. Ion Exchange (India) Ltd.</td> <td>M/s. Tiecicon Pvt. Ltd. &amp; ICICI Bank Ltd. - (Protected Tenant)</td> </tr> <tr> <td>4</td> <td>1st floor</td> <td>5,500</td> <td>M/s. Ion Exchange (India) Ltd.</td> <td>M/s. Ion Exchange (India) Ltd.- (Self Occupied)</td> </tr> </tbody> </table>					Particulars	Amenities provided	Flooring	Vitrified tiles	Door	Laminated wooden with Glazed door	Windows	Powder coated aluminum sliding Windows	Wiring	Concealed wiring	Plumbing	Concealed Plumbing	Toilet block / WC block	Provided as per requirement	Sr. No.	Particulars	Area as per agreement (sq.ft)	Occupant as per Agreement	As per site Information	1	Ground floor	4,431	M/s. Tiecicon Pvt. Ltd.	M/s. Tiecicon Pvt. Ltd. & ICICI Bank Ltd. - (Protected Tenant)	2	Ground floor	4,500	M/s. Hydranautics Membranes (India) Ltd	ICICI Bank Ltd. - (Tenant Occupied)	3	Ground floor	2 Covered Garage	M/s. Ion Exchange (India) Ltd.	M/s. Tiecicon Pvt. Ltd. & ICICI Bank Ltd. - (Protected Tenant)	4	1st floor	5,500	M/s. Ion Exchange (India) Ltd.	M/s. Ion Exchange (India) Ltd.- (Self Occupied)
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5	1st floor	3,750	M/s. Kaira Can Company Limited	M/s. Kaira Can Company Limited - (Disputed Tenant)
6	1st floor	3,000	Mrs. P.J Mehta & Dr. N.D Vaidya (HUF)	Dr. N.D. Vaidya (HUF) - (Protected Tenant)
7	2nd floor	12,900	M/s. Ion Exchange (India) Ltd.	Vacant Condition
8	4th floor	12,904	M/s. Ion Exchange (India) Ltd.	M/s. Ion Exchange (India) Ltd. - Self Occupied
9	Terrace floor	Terrace flat	Narmada Desai Sitaram	Major Part Occupied by tenant - RCC storage at 433 sq.ft in possession of M/s. Ion Exchange, however area not mentioned in agreement, terrace area not considered for valuation

**Note :** As per site Ground floor unit No.1 Having area 4500.00 sq.ft presently occupied by ICICI Bank through leave and license agreement valid upto 22.12.2023. But as per annexure both the units on ground floor are under protected tenants. But physical possession is with ICICI Bank and rent is paid to Ion Exchanges (India)Ltd. Hence, considered for valuation. Hence legal options in this regard is advisable.

**For Valuation Purpose we have only considered Property Owned by M/s. Ion Exchange (India) Ltd. and Carpet Area as Under:**

Sr. No.	Floor	Carpet Area in Sq. ft.
1	Ground floor	4,500.00 Sq. ft.
2	2 Nos. Covered Garages on Ground floor	Lumpsum
3	First floor	5,500.00 Sq. ft.
4	Second Floor	12,900.00 Sq. ft.
5	Fourth Floor	12,904.00 Sq. ft.
	<b>Total Carpet Area</b>	<b>35,804.00 Sq.ft</b>

**Built Up Area in Sq. Ft = 42,965.00 (Carpet area + 20%)**

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 1A (part), Plot No. 3, New Survey No. 2728 and 69 (part) of Lower Parel
	b) Door No.	:	N.A.
	c) T.S. No. / Village	:	Village - Lower Parel
	d) Ward / Taluka	:	G/S
	e) Mandal / District	:	Dist – Mumbai City
7.	Postal address of the property	:	Land & Building bearing as "Ion House." on Land bearing Portion of Plot No. 1A (part), Plot No. 3, New Survey No. 2728 and 69 (part) of Lower Parel, Dr. E. Moses Road, Mahalaxmi, Mumbai- 400 011, India

8.	City / Town	:	-
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	High Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM
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.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		As per Sale Deed
	North	:	Prop. of Moosa Haji Patrawala P Ltd.
	South	:	Partly by Petrol Pump & Service Station
	East	:	30 mtrs municipal Road
	West	:	-
			As per Site
			Prop. of Moosa Haji Patrawala P Ltd. / Dr. E Moses Road
			Prop. of Moosa Haji Patrawala P Ltd. / Dr. E Moses Road
			Internal Road / Famous Studio / Petrol Pump
			Internal Road / Famous Studio / Petrol Pump
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A
			B
			Actuals
			As per the Deed
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°59'15.7"N 72°49'25.3"E
15.	Extent of the site	:	As per Brief Description
16.	Extent of the site considered for Valuation (least of 14A& 14B)	:	As mentioned above
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Located in High class locality
2.	Development of surrounding areas	:	Residential cum Commercial Areas
3.	Possibility of frequent flooding/ sub-merging	:	No

4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available in nearby and within easy reach
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For Commercial purpose
8.	Any usage restriction	:	Commercial
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B. T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage system	:	Available
17.	Is Power supply is available in the site	:	Available
18.	Advantages of the site	:	Located in Residential cum Commercial Areas
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	:	No
<b>Details of Valuation</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed
	c) Year of construction	:	Year – 1965 (As per Site Information) Age of the Building – 59 years
	d) Number of floors and height of each floor including basement, if any	:	Ground + 5 upper floors
	e) Plinth area floor-wise	:	As per Brief description
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Normal
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal
	g) Date of issue and validity of layout of approved map	:	Approved plan Not provided to us.
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	
	j) Any other comments by our empanelled	:	No

valuers on authentic of approved plan
---------------------------------------

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: RCC
2.	Basement	: No
3.	Superstructure	: No
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Laminated Wooden & Glass doors and Aluminum sliding windows
5.	RCC Works	: RCC framed Structure of Ground + 05 upper floors
6.	Plastering	: Cement
7.	Flooring, Skirting, dado	: Cement, Vitrified in office.
8.	Special finish as marble, granite, wooden paneling, grills etc.	: No
9.	Roofing including weather proof course	: RCC
10.	Drainage	: Connected to municipal sewer

<b>2.</b>	<b>Compound Wall</b>	:
	Height	: The compound wall consists of Brick masonry
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	:
	Type of wiring	: Concealed
	Class of fittings (superior / ordinary / poor)	: superior
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	: Provided as per requirement
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	: Provided as per requirement
	d) No. of bath tubs	: Provided as per requirement
	e) Water meters, taps etc.	: Provided as per requirement
	f) Any other fixtures	: Provided as per requirement

**Summary of Valuation:**

RATE ADOPTED AFTER DEPRECIATION	
Depreciated building rate	:
Replacement cost of Offices with Services (v(3)i)	: ₹ 2,800.00 per Sq. Ft.
Age of the building	: Age of the Building – 59 Years
Life of the building estimated	: 11 years subject to proper, preventive periodic maintenance & structural repairs.



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Depreciation percentage assuming the salvage value as 10%	:	81.69%
Depreciated Ratio of the building	:	-
Depreciated building rate	:	Rs. 513/- per sq. ft.

**For Valuation Purpose we have only considered Property Owned by M/s. Ion Exchange (India) Ltd. and Carpet Area as Under:**

Sr. No.	Floor	Carpet Area as per Agreement	Full Rates / sq. ft. in Rs.	Dep. Rates / sq. ft. in Rs.	Total Value in Rs.
1	Ground floor	4,500	50,000/-	47,713/-	21,47,08,500/-
2	2 Nos. Covered Garages on Ground floor	Lump sum	40,00,000/-	40,00,000/-	40,00,000/-
3	First floor	5,500	42,500/-	40,213/-	22,11,71,500/-
4	Second Floor	12,900	42,500/-	40,213/-	51,87,47,700/-
5	Fourth Floor	12,904	40,500/-	40,213/-	51,89,08,552/-
<b>Total in Rs.</b>					<b>1,47,75,36,252/-</b>

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Considered (refer in valuation table)
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	The value of furniture, fixtures, movable items are not considered in our valuation.
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Considered (refer in valuation table)
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Provided as per MCGM norms

2.	Drainage arrangements	:	Provided as per MCGM norms
3.	Compound wall	:	Exists
4.	C.B. deposits, fittings etc.	:	Considered
5.	Pavement	:	Included
	Total		

**Remarks:** *As per site Ground floor unit No. 1 Having area 4500.00 sq.ft presently occupied by ICICI Bank through leave and license agreement valid upto 22.12.2023. But as per annexure both the units on ground floor are under protected tenants. But physical possession is with ICICI Bank and rent is paid to Ion Exchanges (India)Ltd. Hence, considered for valuation. Hence legal options in this regard is advisable.*

#### **Total abstract of the entire property:-**

1	Fair Market Value	:	<b>Rs. 1,47,75,36,252/-</b>
2	Realizable Value	:	<b>Rs. 1,32,97,82,627/-</b>
3	Distress Sale Value	:	<b>Rs. 1,18,20,29,002/-</b>
4	Insurable Value	:	<b>Rs. 12,03,02,000/-</b>
5	Guideline Value Zone - 12, Village - Lower Parel Office - ₹ 3,35,400/- per sq. mtrs i.e. ₹ 31,159/- per sq. ft. on Built up area		<b>Rate after considering depreciation ₹ 20,141.00 Built Up Area in Sq. Ft = 42,965.00 = ₹ 86,53,58,065/-</b>

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 comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Offices, where there are typically many comparable available to analyze. As the property is a Commercial Offices, 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 ₹ 47,000.00 to ₹ 52,000.00 per Sq. Ft. on Carpet Area for Ground floor, and for upper floor office Rs. 40,000/- to Rs. 43,000/- per Sq. ft on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Room size, location, upswing in real estate prices, sustained demand for Residential Room, all-round development of commercial and residential application in the locality etc.

The saleability of the property is : Normal

Likely rental values in future in: Amount Rs. N.A.

Any likely income it may generate: Rental Income



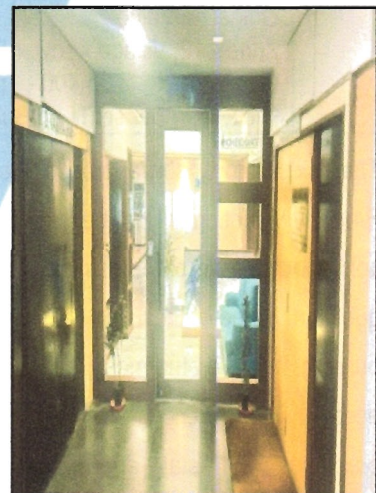
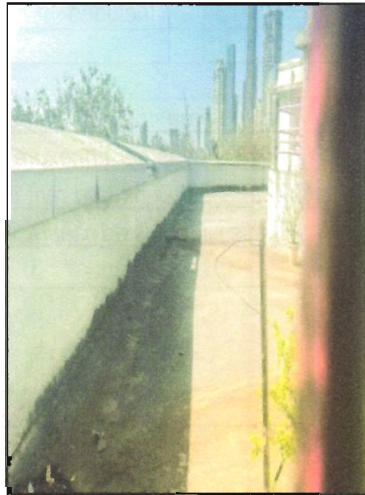
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## Actual Site Photographs



## Actual Site Photographs



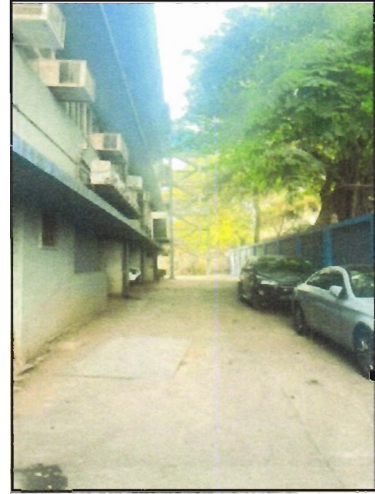
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## Actual Site Photographs

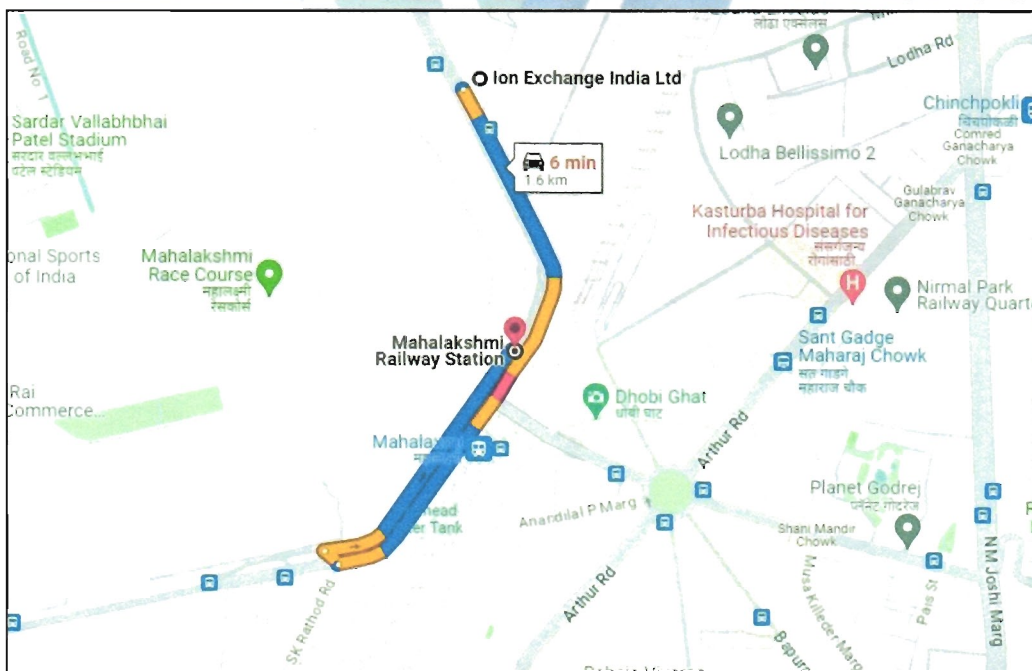


## Actual Site Photographs



## Route Map of the property

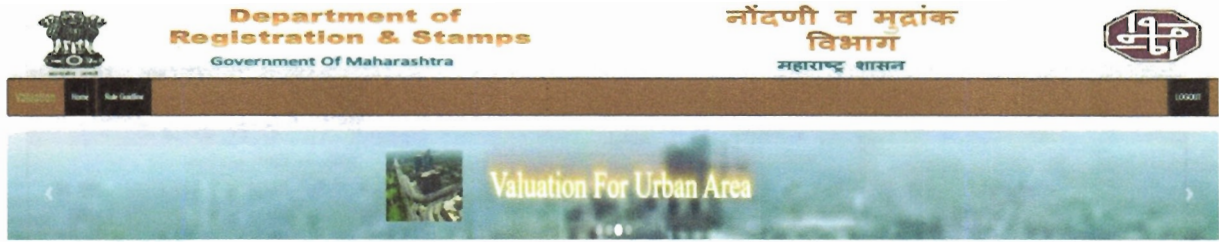
Site u/r



**Longitude Latitude: 18°59'15.7"N 72°49'25.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mahalakshmi – 1.6 Km.)

## Ready Reckoner



### Location Details

Select Type <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input type="radio"/> Other		Division Name <span style="float: right;">Mumbai</span>		<a href="#">Help on Division</a>													
District Name <span style="float: right;">मुंबई (मग)</span>		Zone Name <span style="float: right;">12-खंडार परत डिस्ट्रिक्ट</span>															
Attribute <span style="float: right;">अंशम प्लॉट नगर</span>		SubZone Name <span style="float: right;">रस्ता : डॉ.ई.मंगेश रॉड -</span>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Open Land</th> <th>Residence</th> <th>Office</th> <th>Shop</th> <th>Industry</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">134380</td> <td style="text-align: center;">275800</td> <td style="text-align: center;">335400</td> <td style="text-align: center;">492500</td> <td style="text-align: center;">380720</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>						Open Land	Residence	Office	Shop	Industry	Unit	134380	275800	335400	492500	380720	Square Meter
Open Land	Residence	Office	Shop	Industry	Unit												
134380	275800	335400	492500	380720	Square Meter												

Stamp Duty Ready Reckoner Market Value Rate for <b>Office</b>	3,35,400.00			
No increase for Office located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	3,35,400.00	Sq. Mtr.	31,159.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	1,34,380.00			
The difference between land rate and building rate (A – B = C)	2,01,020.00			
Depreciation Percentage as per table (D) [100% - 07%] (Age of the Building – 07 Years)	59%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	2,16,798.00	Sq. Mtr.	20,141.00	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	<b>No increase for all floors from ground to 4 floors</b>
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



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## Price Indicators

99acres Commercial Buy Enter Locality / Project / Society / Landmark Sell/Rent Property FREE

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Maharashtra > Posted on Feb 10, 2024 > Ready to move

**₹1.75 Cr** @ 43,750 per sq.ft. Ready to move Office Space for sale  
- Nirman Kendra, Mahalaxmi, Mumbai South, Mumbai

**Pre Leased** Get Rental income starting @ ₹70,000 / month

**RERA STATUS** NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Pre Leased Details Dealer Details Recommendations Articles

Property ID: Explore Locality Photos/Videos

- Number of seats: 10 seats
- Carpet Area: 400 sq.ft. (37.76 sq.m.)
- Super Builtup Area: 570 sq.ft. (52.95 sq.m.)
- Area spread over: 1 floor (5th / 7 floors building)
- Car parking: 1 private parking spots in basement
- Meeting rooms & cabins: 1 meeting room and 1 cabin available
- Washrooms: 1 private washroom available

Photos not shared by advertiser. Request Photos

Deal with Trusted RERA Professionals  
RERA Certified Dealer has posted this property!

Quick Links Send Feedback

99acres Commercial Buy Enter Locality / Project / Society / Landmark Sell/Rent Property FREE


Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Maharashtra > Posted on Mar 21, 2024 > Ready to move

**₹2.5 Cr** @ 52,742 per sq.ft. Ready to move Office Space for sale  
- Maharashtra, Mumbai, Mumbai South, Mumbai

Estimated EMI: ₹1,99,676

**RERA STATUS** NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Owner Details Recommendations Articles

Property ID: 

- Number of seats: 10 - 15 seats
- Carpet Area: 474 sq.ft. (44.04 sq.m.)
- Area spread over: 1 floor (6th / 9 floors building)
- Meeting rooms & cabins: 1 meeting room and 1 cabin available
- Washrooms: 1 private washroom available
- Pantry: Private pantry (50.0 sqft)

Photos (1/8)

Quick Links Send Feedback



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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Get priority access & details with **MRP Price** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

**₹24.0 Cr** ₹6000/sqft **₹18 - ₹10.50** **Get 10% Special Loan** **MRP@₹20.00Cr**

Office Space For Sale in Mahalaxmi, Mumbai

**Furnished** **2 Car Parking**

Super Area 4000 sqft ~ ₹18.00/sqft	Carpet Area 3500 sqft ~ ₹18.87/sqft	Floor 7 (Out of 7 Floors)
Units On Floor 2	Pantry Personal Pantry	Washroom 2
Overlooking Main Road Facing	Facing West	Lifts 2

Personal Pantry/Cafe/terrace Available **1 Covered / Open Parking(s) Available**

**Contact Owner** **Get Phone No.** Last contact made 48 days ago

**More Details**

Price **₹24 Cr**

Address **Mahalaxmi Chambers Breach Candy Mahalaxmi West Mumbai Maharashtra 400026, Mahalaxmi, Mumbai - South Mumbai, Maharashtra**

Water Availability **24 Hours Available**

Authority Approval **Developer**

Landmarks **Mahalaxmi Temple**

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Posted on Mar 22 2024 Property ID: 66602892

**₹2.85 Cr** ₹35333/sqft **₹18 - ₹10.50** **Get 10% Special Loan** **MRP@₹10.00Cr**

Commercial Shop For Sale in Mahalaxmi, Mumbai

**Ground Floor** **17' Overlooking Main Road** **Unfurnished**

Super Area 750 sqft ~ ₹38.32/sqft	Carpet Area 450 sqft ~ ₹19.89/sqft	Floor Ground (Out of 1 Floors)
Shoping Age Above 20 years	Suitable For Salon/Spa, Jewellery Shop, Grocery Shop, Clothes Shop, Footwear Shop, Fast Food Shop, Coffee shop	Pantry Wet Pantry

**Main Road Facing**

**Contact Agent** **Get Phone No.** Last contact made 124 days ago

**More Details**

Price **₹2.85 Cr**

Facilities **Lift, Security, Air Conditioned, Inroom Facility, Maintenance Staff, Waste Disposal**

Address **nr Kasubhai Hospital, Mahalaxmi, Mumbai - South Mumbai, Maharashtra**

Facing **East**

Transaction Type **Resale**

Loading **30%**



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**BMC Annexure - A**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward : GS																	Inward No. :					
SAC NO : GS0202500060000																	Special Notice No / Dt :					
Zone : 012		Sub Zone : 0091															Print Date : 27/05/2024		Page 1 of 4			
Unit No	Floor/Wing Details (Factor Value)	Floor Sub Type (Factor Value)	Carpet Area in Sq.Mtr	Built-up Area in Sq.Mtr	Capacity in Liters	Rate per Lit	Main Use Category Sub-use Category (Factor Value)	SDRR Rate Per Mtr	SDRR Multi Rate	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSB (Factor Value)	Occupancy Code (Factor Value)	Metered / Unmetered	Cons. Value In	Date Of Erect	Tax Code (% on CV)	Tax On Capital Value	Escrow Tax	Tax After Capping (p.a.)	Penalty Under Section 153(A) In Case Of Unmetered Structures	Reason For Assessment Re-assessment Work-flow
1	Ground Floor (1)	(B)	575.84	681.90	575.83		SHOP COMMERCIAL, Banks & Automatic Teller Machine Center and Money Changing Center COM 16 (1,2)	147200	1.25	50 (0.7)	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Tenements protected by Maharashtra Rent Control Act(2003) (0.75)	Metered	10836248	01/10/2014	4001	2823814	0	2823814	0	Change in user Category
7	Ground Floor (1)	(B)	381.32	459.98	381.32		SHOP COMMERCIAL, Office COM 06 (1)	132000	1.25	50 (0.7)	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Tenements protected by Maharashtra Rent Control Act(2003) (0.75)	Metered	33304235	01/04/2013	4001	416165	4024	108615	0	Migration to CVS
9	1ST (1)	(B)	317	380.40	317		SHOP COMMERCIAL, Office COM 06 (1)	132000	1.20	50 (0.7)	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Tenements protected by Maharashtra Rent Control Act(2003) (0.75)	Metered	24344630	01/04/2011	4001	317215	28168	8408	0	Migration to CVS
2A	Ground Floor (1)	(B)	10	12.90	10		RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1)	118700	1.25	50 (0.7)	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Self Occupied (0.00) (1)	Metered	828650	01/04/2010	4001	3246	13	71	0	Migration to CVS
4	1ST (1)	(B)	842.57	784.44	842.57		SHOP COMMERCIAL, Banks & Automatic Teller Machine Center and Money Changing Center COM 16 (1,2)	132000	1.25	50 (0.7)	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Other than Self Occupied (0.00) (1)	Metered	18685590	01/04/2010	4001	209154	190910	206948	0	Migration to CVS
5	1ST (1)	(B)	440.59	528.11	440.59		SHOP COMMERCIAL, Office COM 06 (1)	132000	1.20	50 (0.7)	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Tenements protected by Maharashtra Rent Control Act(2003) (0.75)	Metered	33791530	01/04/2010	4001	44034	3014	9772	0	Migration to CVS

REVISION-1



**BMC Annexure - A**

Description & Details of Capital Value Calculation Annexure "A"																						
Ward : GS															Inward No :							
SAC NO : GS0202500060000															Special Notice No / Dt :							
Zone : 012 Sub Zone : 0081															Print Date : 27/05/2024 Page 2 of 4							
Unit No	Floor Wing Serial (Factor Value)	Floor Sub Type (Factor Value)	Carpet Area In Sq Mtr	Bu. Area In Sq Mtr	Capacity in Liters	Rate per Lit	Main User Category Sub User Category User Code (Factor Value)	SDRR Rate Per Mtr	SDRR Multi Rate	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Material / Unimproved	Capital Weat In	DOB Of Effect	Tax Code (% on CV)	Tax On Capital Value	Exting Tax	Tax After Capping (S.A.)	Priority under Section 153(A) Unimproved Structures	Reason For Assessment Re-assessment Mark-Flow
1	2ND	(B)	143.12	171.14	143.12		SHOP COMMERCIAL, Office COM 06 (1)	13200	1.20	50	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Self Occupied (2001) (1)	Mixed	166547.0	01/04/2011	4001	30954	1831	3491	0	Migration to CVS
2	2ND	(B)	131.58	151.91	131.58		SHOP COMMERCIAL, Office COM 06 (1)	13200	1.20	50	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Self Occupied (2001) (1)	Mixed	161742.00	01/04/2011	4001	75588	1070	1070	0	Migration to CVS
3	2ND	(B)	1121.78	1348.55	1121.78		SHOP COMMERCIAL, Banks & Automatic Teller Machine Center and Money Changing Center COM 16 (1.2)	13200	1.20	50	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Other than Self Occupied (2002) (1)	Mixed	136580.00	01/04/2011	4001	30985.0	3844.02	35885.0	0	Migration to CVS
4	3RD	(B)	579.28	685.15	579.28		SHOP COMMERCIAL, Office COM 06 (1)	13200	1.20	60	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Tenements controlled by Maharashtra Rent Control Act(2003) (2.70)	Mixed	444817.00	01/04/2011	4001	51267.0	4710	14130	0	Migration to CVS
2	3RD	(B)	86.78	104.15	86.78		SHOP COMMERCIAL, Office COM 06 (1)	13200	1.20	50	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Tenements controlled by Maharashtra Rent Control Act(2003) (2.70)	Mixed	66662.0	01/04/2011	4001	8648	25490	8648	0	Migration to CVS
1	3RD	(B)	101.3	121.56	101.3		SHOP COMMERCIAL, Office COM 06 (1)	13200	1.20	50	R.C.C. Building other than Luxurious R.C.C. Building(2002)norm (1)	0	Self Occupied (2001) (1)	Mixed	103721.0	01/04/2011	4001	1351.0	15432	1351.0	0	Migration to CVS



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BMC Annexure - A

**Description & Details of Capital Value Calculation Annexure - A**

Ward : GS		SAC NO : GS0202500060000														Inward No :							
Zone : 012		Sub Zone : 0091														Special Notice No / Dt :							
																Print Date : 27/05/2024		Page 3 of 4					
Sl. No	Plot No	Plot Area (Sq. M)	Plot Sub Area (Sq. M)	Plot Area in Sq. M	Plot Area in Litre	Area per Sq. M	Main User Category Sub-use Category (Factor Value)	ISCR Rate Per Sq. M	ISCR Multiplier	Age of Building (Factor Value)	Type of Construction (Factor Value)	FB (Factor Value)	Occupancy Code (Factor Value)	Material / Ground	Capital Value in ₹	DBP CR Effect	Exc. Addn (Rs. Per Sq. M)	Tax on Capital Value	Excise Tax	Yes/No Capping (Rs. L)	Priority Under Section 125A in Case of Capital Intensity	Remarks for Assessment Work Item	
1	414 (1)	-	(B)	114	1376.40	11.47	SHOP COMMERCIAL Office COM 06 (1)	12000	1.20	50	R.C.C. Building Other than Lustrous R.C.C. Building(2002) (1)	0	Self Occupied (2001)	Asseesd	1144000	0.0042019	400	103300	0	1433	28210	0	Migration to DVB
2	416 (1.00)	-	(B)	341.20	456.30	1.31	RESIDENTIAL Room, or flat, or apartment, or apartment and the like RES 01 (1)	11000	1.50	20	R.C.C. Building Other than Lustrous R.C.C. Building(2002) (1)	0	Self Occupied (2001)	Asseesd	3311700	0.0042019	400	116250	0	700	500	0	Migration to DVB
3	380 (1)	-	(B)	637.8	763.30	637.8	SHOP COMMERCIAL Office COM 06 (1)	12000	1.20	50	R.C.C. Building Other than Lustrous R.C.C. Building(2002) (1)	0	Self Occupied (2001)	Asseesd	6308190	0.0042019	400	40970	0	6180	10550	0	Migration to DVB



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Table for Area as per Agreement and BMC Annexure-A

Sr. No.	Particulars	Area as per agreement (sq.ft)	Carpet Area as per BMC Annexure -A (sq.ft)	BUA as per BMC Annexure - A (sq.ft)	Occupant as per BMC Annexure A	Occupant as per Agreement	As per site Information
1	Ground floor	4,431	4,126	4,951	Tenements protected by Maharashtra Rent Contro Act 0(3003)	M/s. Tiecicon Pvt. Ltd.	M/s. Tiecicon Pvt. Ltd. & ICICI Bank Ltd. - (Protected Tenant)
2	Ground floor	4,500	6,241	7,490	Tenements protected by Maharashtra Rent Contro Act 0(3003)	M/s. Hydranautics Membranes (India) Ltd	ICICI Bank Ltd. - (Tenant Occupied)
3	Ground floor	2 Covered Garage				M/s. Ion Exchange (India) Ltd.	M/s. Tiecicon Pvt. Ltd. & ICICI Bank Ltd. - (Protected Tenant)
4	1st floor	5,500	6,893	8,271	Other than self occupied (3002)(1)	M/s. Ion Exchange (India) Ltd.	M/s. Ion Exchange (India) Ltd.- (Self Occupied)
5	1st floor	3,750	3,412	4,095	Tenements protected by Maharashtra Rent Contro Act 0(3003)	M/s. Kaira Can Company Limited	M/s. Kaira Can Company Limited - (Disputed Tenant)
6	1st floor	3,000	4,737	5,685	Other than self occupied (3002)(1)	Mrs. P.J Mehta & Dr. N.D Vaidya (HUF)	Dr. N.D. Vaidya (HUF) - (Protected Tenant)
7	2nd floor	12,900	12,096	14,516	Other than self occupied (3002)(1)	M/s. Ion Exchange (India) Ltd.	Vacant Condition
8	4th floor	12,904	12,346	14,816	Other than self occupied (3002)(1)	M/s. Ion Exchange (India) Ltd.	M/s. Ion Exchange (India) Ltd. - Self Occupied
9	Terrace floor	Terrace flat				Narmada Sitaram Desai	Major Part Occupied by tenant - RCC storage at 433 sq.ft in possession of M/s. Ion Exchange, however area not mentioned in agreement, terrace area not considered for valuation

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,47,75,36,252.00 (Rupees One Hundred Forty-Seven Crore Seventy-Five Lakh Thirty -Six Thousand Two Hundred and Fifty-Two Only). The Realizable Value of the above property is ₹ 1,32,97,82,627.00 (Rupees One Hundred Thirty-Two Crore Ninety-Seven Lakh Eighty-Two Thousand Six Hundred Twenty-Seven Only) and the distress value is ₹ 1,18,20,29,002.00 (Rupees One Hundred Eighteen Crore Twenty Lakh Twenty-Nine Thousand Two Only).

Place: Thane

Date: 06.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.07.06 17:22:34 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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 of the Branch Manager with Official seal)



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## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **6<sup>th</sup> July 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's representative and site visit conducted, we understand that the subject property is Commercial Offices admeasuring Total Carpet area 35,804.00 Sq. ft. **in the name of M/s. Ion Exchange (India) Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

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

### Environmental Conditions

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

### Town Planning

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

### Area

Based on the information provided by the Client's representative, we understand that the subject property is a owner occupied, contiguous and non-agricultural land parcel admeasuring **Total Carpet area 35,804.00 Sq. ft.**

### 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 Sale 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



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently owner occupied, contiguous and non-agricultural land parcel admeasuring **Total Carpet area 35,804.00 Sq. ft.**



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## **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



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6<sup>th</sup> July 2024**.

The term **Fair Market Value** is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

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 and valued for purpose at **₹ 1,47,75,36,252.00 (Rupees One Hundred Forty-Seven Crore Seventy-Five Lakh Thirty-Six Thousand Two Hundred and Fifty-Two Only)**.

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

**Sharadkumar  
B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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