

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **M/s. Dhanera Diamonds**

Commercial Office Nos. GW-5021, GW-5022 & GW-5023, 5th Floor, G-Tower,  
"Bharat Diamond Bourse Complex", Bandra Kurla Complex, Bandra (East),  
Mumbai - 400051, State - Maharashtra, Country - India

Latitude Longitude: 19°03'55.4"N 72°51'52.1"E

## Valuation Done for:

**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

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Nanded • Navi Mumbai • Aurangabad**



Valuation Report Prepared For: SBI / Bharat Diamond Branch/M/s. Dhanera Diamonds (016906/33593)

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Vastu/SBI/Mumbai/11/2020/016906/33593

09/03-46-VSA

Date: 09.11.2020

**VALUATION OPINION REPORT**

This is to certify that the property bearing Commercial Office Nos. GW-5021, GW-5022 & GW-5023, 5th Floor, G-Tower, "Bharat Diamond Bourse Complex", Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country - India belongs to **M/s. Dhanera Diamonds**.

Boundaries of the property.

North : H - Tower  
 South : F - Tower  
 East : Bharat Diamond Bourse Basket Ball Court  
 West : BKC road and MMRDA Ground

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 along with business premium can be assessed and valued for this particular purpose at **₹ 16,96,60,000.00 (Rupees Sixteen Crore Nienty Six Lakhs Sixty Thousand 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  
 Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala  
 Consultants (I) Pvt. Ltd., ou,  
 email=sharad@vastukala.org, c=IN  
 Date: 2020.11.09 15:56:51 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer & Chartered Engineer (India)  
 Reg. No. (N) CCIT/1-14/52/2008-09  
 SBI Empanelment No.: SME/TCC/2017-18/942/178  
 Encl: Valuation report.

**Mumbai**

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 (M.S.), INDIA

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**Aurangabad**

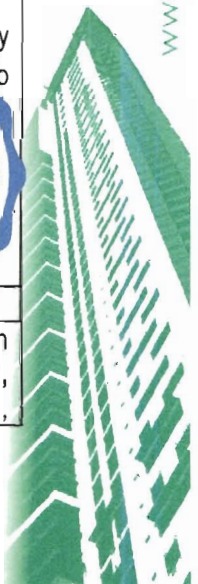
Plot No. 106, N-3, CIDCO,  
 Aurangabad - 431 005,  
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Tel. : +91 240 2485151  
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 +91 9860863601  
 aurangabad@vastukala.org

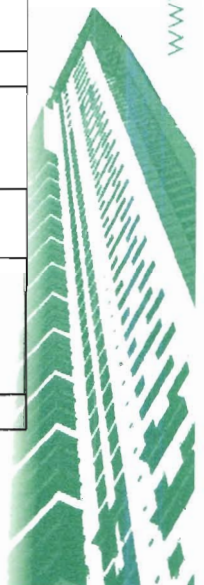


### Valuation Report of Immovable Property

1. Introduction		
a)	Name of the Property Owner (with address & phone nos.)	<p><b>M/s. Dhanera Diamonds</b></p> <p>Address – Commercial Office Nos. GW-5021, GW-5022 &amp; GW-5023, 5th Floor, G-Tower, "<b>Bharat Diamond Bourse Complex</b>", Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country - India</p> <p>Contact Person - Mr. Suresh Kumar (Accountant) Phone Nos. - 9820522466</p>
b)	Purpose of Valuation	As per the request from State Bank of India, Bharat Diamond Branch to assess fair market value of the property for banking purpose.
c)	Date of Inspection of Property	01.02.2020
d)	Date of Valuation Report	09.11.2020
e)	Name of the Developer of Property (in case of developer built properties)	Information not available
2. Physical Characteristics of the Property		
a)	Location of the Property	Commercial Office Nos. GW-5021, GW-5022 & GW-5023, 5th Floor, G-Tower, " <b>Bharat Diamond Bourse Complex</b> ", Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country - India
	Brief description of the property	<p>The property is a commercial office located on 5th floor in G-wing of <b>Bharat Diamond Bourse</b>. The office is fully furnished with modern materials. The composition of office is Reception + Waiting room + Pantry + Stock Room + Sale &amp; Purchase Room + Conference Room + Safe + Server Room + Buyer Cabins + Extra Cabins + Accountant Cabin + Director Cabin + Toilets along with 6 car parking spaces nos. are G1494 &amp; F1120 (GW-5022), F-1121, 1122, 1123, 1124 (GW-5023).</p> <p>Office is finished with Vitrified tiles flooring. Toilets is finished with Vitrified tiles flooring &amp; full height glazed tiles dado. Internal cement plaster with POP finished walls. Concealed, class-two type wiring. Toilets with Concealed plumbing and wash basin.</p> <p>The building is of Basement + Ground + 9 upper floors. The building wing is having 4 Lifts.</p> <p><b>Bharat Diamond Bourse (BDB)</b> was set up for the primary objective of establishing necessary infrastructural facilities for promotion of export of diamonds including diamond jewellery, on India and to provide for this purposes all support and service facilities so as to eventually make India an International Trading Centre for Gems &amp; Jewellery.</p> <p>The property is at 3.6 kms. from distance from Bandra Railway Station.</p>
	Nearby landmark	Near ICICI Bank Building & Asian Heart Hospital
	Postal Address of the Property	Commercial Office Nos. GW-5021, GW-5022 & GW-5023, 5th Floor, G-Tower, " <b>Bharat Diamond Bourse Complex</b> ", Bandra Kurla Complex, Bandra (East), Mumbai - 400051,



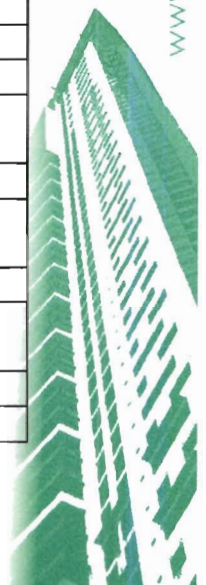
		State - Maharashtra, Country - India	
	Area of the plot/land (supported by a plan)	Not applicable	
	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land	
	Independent access/approach to the property etc.	Yes	
	Google Map Location of the Property with a neighborhood layout map	Provided	
	Details of roads abutting the property	60.00 M. wide road	
	Description of adjoining property	Located in middle class locality	
	Plot No. Survey No.	C.T.S. No. 4207, Plot No. C - 28	
	Ward/Village/Taluka	Village - Kolkalyan	
	Sub-Registry/Block	G-Block	
	District	Mumbai Suburban District	
	Any other aspect	Nil	
b)	Plinth Area, Built up Area, and saleable are to be mentioned separately and clarified	<p>Carpet area Office No. GW-5021 = 208.00 Sq. Ft Office No. GW-5022 = 1,175.00 Sq. Ft Office No. GW-5023 = 1,411.00 Sq. Ft Total area = 2,794.00 Sq.Ft (Area as per previous valuation report)</p> <p>Built up area = 3,353.00 Sq. Ft. (Area as per previous valuation report)</p> <p><b>Saleable area = 3,992.00 Sq.Ft</b> (Area as per previous valuation report)</p>	
c)	Boundaries of the Plot		Actual
	North	Details not provided	H - Tower
	South	Details not provided	F - Tower
	East	Details not provided	Bharat Diamond Bourse Basket Ball Court
	West	Details not provided	BKC Road & MMRDA Ground
<b>3. Town Planning parameters</b>			
a)	Master Plan provisions related to property in terms of land use	Information not available	
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI permitted : Information not available Consumed: Information not available	
	Ground coverage	Not applicable	
	Comment on whether OC-Occupancy Certificate has been issued or not	Information not available	
	Comment on unauthorized constructions if any	Not applicable	
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	No TDR Applicable	
	Planning area/zone	Information not available	



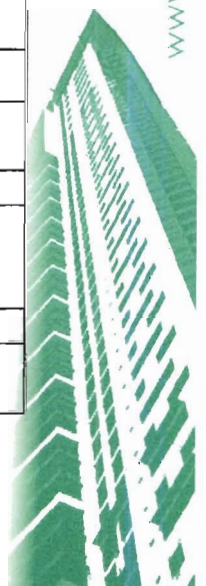
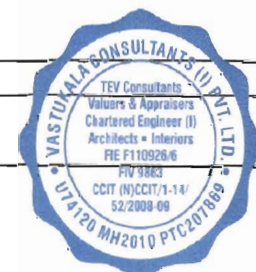
	Developmental controls	Municipal Corporation of Greater Mumbai
	Zoning regulations	Not Provided
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for residential cum commercial use.
	Comment on demolition proceedings if any	No
	Comment on compounding / regularization proceedings	Information not available
	Any other Aspect	Nil
<b>4. Document Details and Legal Aspects of Property</b>		
a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Previous Valuation Report dated 11.09.2017 2. Copy of Tax Invoice For CAM No. 4980/CAM/A lot/Q2 dated 05.09.2020 - Office No. GW 5021 3. Copy of Tax Invoice For CAM No. 4981/CAM/A lot/Q2 dated 05.09.2020 - Office No. GW 5022 4. Copy of Tax Invoice For CAM No. 4982/CAM/A lot/Q2 dated 05.09.2020 Office No. GW 5023 5. Copy of Electricity Bill dated 05.10.2020 - Office No. GW 5010, GW 5021, GW 5022 and GW 5023	
	TIR of the Property	Not provided
b)	Name of the Owner/s	<b>M/s. Dhanera Diamonds</b>
c)	Ordinary status of freehold or leasehold including restrictions on transfer	As per TIR
d)	Agreement of easement if any	Not apparent from documents provided
e)	Notification of acquisition if any	Not apparent from documents provided
f)	Notification of road widening if any	As per layout plan
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	Information not available
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	Information not available
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan not provided for our verification.
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	Yes.
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.



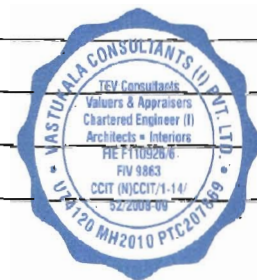
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Not applicale
p)	Qualification in TIR/mitigation suggested if any.	As per TIR Report
q)	Any other aspect	Nil
<b>5. Economic Aspects of the Property</b>		
a)	Reasonable letting value	₹ 5,65,000.00 expected rental income per month
	If property is occupied by tenant	Owner occupied
	Number of tenants	
	Since how long (tenant- wise)	Information not available
	Status of tenancy right	Information not available
	Rent received per month (tenant-wise) with a comparison of existing market rent	Information not available
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Information not available
	Security charges	Information not available
	Any other aspect	Nil
<b>6. Socio-cultural Aspects of the Property</b>		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed locality, middle class
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
<b>7. Functional and Utilitarian Aspects of the Property</b>		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	As per Approved Plan
	Storage Spaces	As per Approved Plan
	Utility spaces provided within the building	As per Approved Plan
	Car Parking facility	Basement and open car parking provided
	Balconies, etc.	Yes
b)	Any other aspect	Nil
<b>8. Infrastructure Availability</b>		
a)	Description of aqua infrastructure availability in terms of i.e.	
	Water supply	Municipal Corporation
	Sewerage/sanitation System	Underground Sewerage connected to Municipal Corporation
	Underground or Open	
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Available



	Road and public transport connectivity	All well connected with public transport like auto, taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
<b>9. Marketability of the Property</b>		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	Locational attributes	Developed area
	Scarcity	Normal
	Demand and supply of the kind of subject property	Normal
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	No
<b>10. Engineering and Technology Aspects of the Property</b>		
a)	Type of construction	R.C.C. framed structures
b)	Material & technology used	A Grade
c)	Specifications,	Standard
d)	Maintenance issues	Well maintained
e)	Age of the building	11 years
f)	Total life of the building	60 years
g)	Extent of deterioration	49 years Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	Normal
i)	Protection against natural disaster viz. earthquakes,	Normal
j)	Visible damage in the building	The quality of construction is good. Well maintained
k)	System of air-conditioning	Provided
l)	Provision of firefighting	Provided
m)	Copies of the plan and elevation of the building to be included	Provided
<b>11. Environmental Factors</b>		
a)	Use of environment friendly building materials, Green Building techniques if any	No
b)	Provision of rain water harvesting	No
c)	Use of solar heating and lightening systems, etc.,	No



d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No		
<b>12. Architectural and aesthetic quality of the Property</b>				
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Modern Style		
<b>13. Valuation</b>				
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.		
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 40,000.00 to ₹ 45,000.00 per Sq. Ft. Considering the rate with attached report, current market conditions, demand and supply position, office area, location, upswing in real estate prices, sustained demand for residential building, all round development of commercial and residential application in the locality etc.		
c)	Guideline Rate obtained from the Stamp Duty Ready Reckoner for Above floor	₹ 3,98,265.00 per Sq. M. i.e. ₹ 37,000.00 per Sq. Ft.		
	Guideline Rate obtained from the Stamp Duty Ready Reckoner for Above floor after depreciation	₹ 3,92,668.00 per Sq. M. i.e. ₹ 36,479.00 per Sq. Ft.		
d)	Summary of Valuation			
	<b>i. Guideline Value</b>	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>
	Built up area as per Previous Valuation Report	3,353.00	36,479.00	12,23,14,087.00
	<b>ii. Fair Market Value</b>			
	Saleable area as per Previous Valuation Report	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>
		3,992.00	42,500.00	16,96,60,000.00
	<b>Summary of Valuation</b>			
	Total Value of the Property	₹ 16,96,60,000.00		
	Realizable Value	₹ 15,26,94,000.00		
	Forced/ Distress Sale value.	₹ 13,57,28,000.00		
	Insurable value of the property	₹ 87,17,800.00		





<b>Price Indicator 1</b>	
Property: Office at Bandra Kurla Complex Source: magicbricks.com Super area: 1,174.00 Sq. Ft. Expected Price: ₹ 5,40,00,000.00 Expected Rate/Sq. Ft: ₹ 45,996.00 per Sq. Ft.	
<b>Price Indicator 2</b>	
Property: Office at Bandra Kurla Complex Source: magicbricks.com Super area: 2,660.00 Sq. Ft. Expected Price: ₹ 11,75,00,000.00 Expected Rate/Sq. Ft: ₹ 44,173.00 per Sq. Ft.	
<b>Sale Instance 1</b>	
Property: Commercial office at Bharat Diamond Bourse Source: <a href="https://freesearchigrservice.maharashtra.gov.in">https://freesearchigrservice.maharashtra.gov.in</a> Built up area: 883.00 Sq. Ft. Expected Price: ₹ 3,00,22,000.00 Expected Rate/Sq. Ft: ₹ 34,000.00 per Sq. Ft. on Built up area i.e. ₹ 28,333.00 per Sq. Ft. on Super area	
<b>Sale Instance 2</b>	
Property: Commercial office at Bharat Diamond Bourse Source: <a href="https://freesearchigrservice.maharashtra.gov.in">https://freesearchigrservice.maharashtra.gov.in</a> Built up area: 1,511.00 Sq. Ft. Expected Price: ₹ 5,40,00,000.00 Expected Rate/Sq. Ft: ₹ 35,738.00 per Sq. Ft. i.e. ₹ 29,782.00 per Sq. Ft. on Super area	
Remark	As per site inspection, Office Nos. GW-5010, Office No. GW-5021, Office No. GW-5022 & Office No. GW-5023 are internally amalgamated with single entrance. For the purpose of valuation we have taken area as per previous valuation report. <b>The said valuation is for GW-5021, Office No. GW-5022 &amp; Office No. GW-5023.</b>
e)	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.
	Refer Page No. 17
	Details of last two transactions in the locality/area to be provided, if available.
	Refer Page No. 15 and 16

**14. Declaration**

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/ my authorized representative, has inspected the subject property on 01.02.2024.

Vastukala Consultants (I) Pvt. Ltd.

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- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
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ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.11.09 15:57:08 +05:30

Director

C.M.D.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

**Address:**

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Central Road, MIDC, Andheri (East),

Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 09.11.2020

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Mobile No. - +91 98195 97579

Email Id - [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



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15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Price Indicator attached
h)	Any other relevant documents/ extracts	No



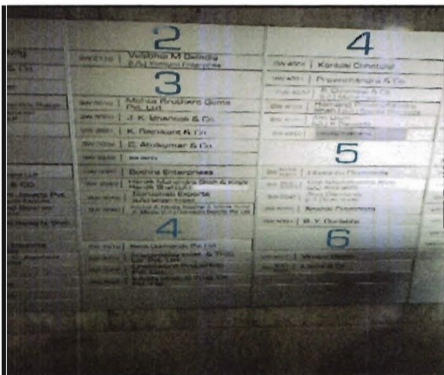
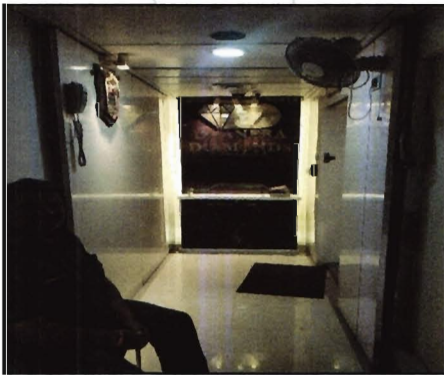
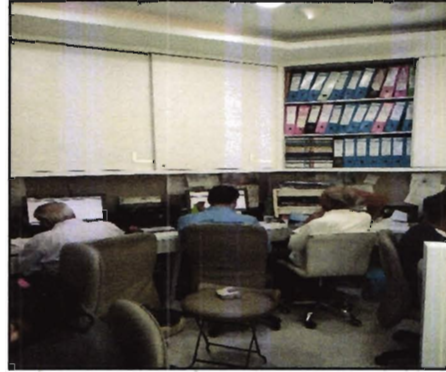
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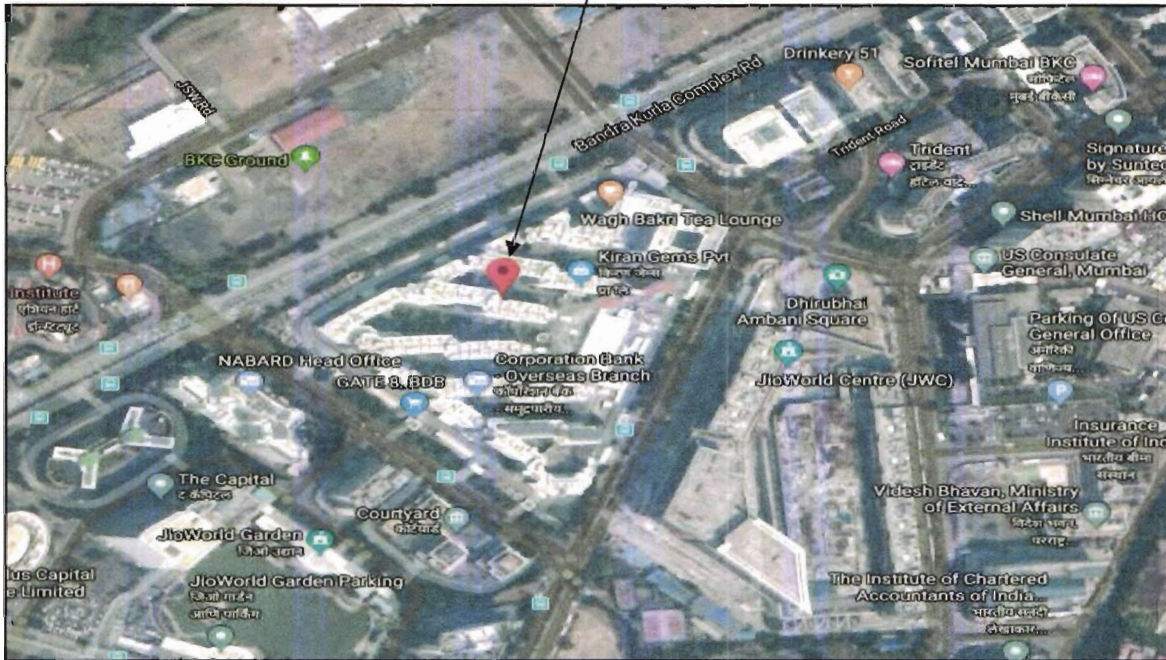
## Actual Site Photographs



## Actual Site Photographs



**Route Map of the property**  
**Site u/r**



**Latitude Longitude: 19°03'55.4"N 72°51'52.1"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Bandra - 3.6 Kms.)



Vastukala Consultants (I) Pvt. Ltd.

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Ready Reckoner Rate

**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**

**बाजारमूल्य दर पत्रक**

Home Valuation Rules User Manual Close

Year: 20192020 Language: English

Selected District: मुंबई(उपनगर)

Select Village: कोळेकल्याण ( अंधेरी )

Search By:  Survey No  Location

Enter Survey No: 4207 Search

उपविभाग	सुनी जमीन	निवासी वटनिका	वांछीय	दुकाने	औद्योगिक (Rs /)	Attribute
31/173A-बॉम्बे कॉम्प्लेक्स मधील वी ब्लॉक मधील खानील निळकनी. पुर्वे क्र. सी.1, सी.2, सी.3, सी.22,सी.23, सी.24, सीटीएम3, एमएच2, सी.3, एम.एच3, सी.4, सी.26, सी.63, सी.62, सी.61,सी.60, सी.68, सी.53, सी.54, सी.55, सी.36, सी.71, सीटीएम 7, सीटीएम 13, सीटीएम 5, सीटीएम 4, सी.7, सी.6,सी.5, सी.4ब, सी.4,सी.8, सी.9, सी.10, सी.11, सी.12,सी.13, सी.14, सी.30, सी.31,सी.32, सी.33,सी.34, सी.26, सी.27,सी.25, सी.29, सी.50, सी.56, सी.57, सी.58, आर 4 ए, आर 4बी, आर 4सी, आर 4डी, आर 4ई, आर 5, आर 5ए, सी.21, सीटीएम-1, सीटीएम-8, सीटीएम-9, सी.2, सी.1, एमएफ 1, आरडी 1, व उर्वरित सर्व पुर्वे.	179200	296300	336300	403300	296300	चौरस मीटर
31/173 -सुभाष- उत्तरेस सी.एम.टी. रोड, पूर्व व पश्चिमेस नावाची हद्द व दक्षिमेस बॉम्बे-कुर्ना कॉम्प्लेक्स रोड	206800	344000	379300	455400	344000	चौरस मीटर

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**Sale Instances**

20202020	सूची क्र.2	दस्तावेज क्रमांक: सतह दु.नि. अंधेरी 6
45513		दस्तावेज क्रमांक: 45/2020
03/09/2020		महानगरी:
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		
Regn:83m		
<b>गावाचे नाव : कोळेकरघाण</b>		
(1)दिनांक/प्रकार	करारनामा	
(2)मोलतना	30022000	
(3)भाजदारभाज(भाडेपट्टाघाण्याबाबतिलपट्टाबाबत असाकारी देतो की पट्टेदार से मसुदा करावे)	29709823	
(4)अ.सायन,पोटाहिसरा व परजनांक,असल्यास	1) पात्रिकेचे नाव:सुंबई मलवाडकर वगैरे ; इतर माहिती: ऑफिस पिन:45513, सी.सी. 2053, सी.टी.ए.सँद्रा,सँद्रा विंग,2 रा मजला,कोळकर 833 चौ. फूट मित्रतअप,भारत डायमंड बोर्स कॉम्प्लेक्स,कोर्ट नं. सी - 28,सी - इलॉक,सँद्रा कलॉ कॉम्प्लेक्स,सँद्रा पूर्व,सुंबई - 400051. सी.टी. एस. नं. 4207,कोळेकरघाण विभाग,लातूरका अंधेरी व इतर माहिती दस्तत मसुदा केल्यापसानी. ( C.T.S. Number : 4207 ; )	
(5)शेवपक	82.04 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज कळत देणा-या सिद्धम देणा-या पराकारणे नाव किंवा दिवारी म्वावासाघाण: हुकुमनामा किंवा आदेश असल्यास,प्रसिवादिचे नाव व पत्ता.	1): नाव-शे. टी. विवेक इलेकट्रक इतक भागीदार मिलेस कोळारिनास चौक 59, पत्ता-कोर्ट नं. सी.सी. 2053, सी.टी.ए.सँद्रा,सँद्रा विंग, मजला नं. 2 रा मजला, इतरासीचे नाव: भारत डायमंड बोर्स, कोळकर नं. सी - इलॉक, सँद्रा नं. सँद्रा कुर्ली कॉम्प्लेक्स, सँद्रा पूर्व, सुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 वी नं.-AAW7A4384P	
(8)दस्तावेज कळत देणा-या पराकारणे व किंवा दिवारी म्वावासाघाण हुकुमनामा किंवा आदेश असल्यास,प्रसिवादिचे नाव व पत्ता	1): नाव-शे. टी. विवेक इलेकट्रक इतक भागीदार मिलेस कोळारिनास चौक 59, पत्ता-कोर्ट नं. सी.सी. 2053, सी.टी.ए.सँद्रा,सँद्रा विंग, मजला नं. 2 रा मजला, इतरासीचे नाव: भारत डायमंड बोर्स, कोळकर नं. सी - इलॉक, सँद्रा नं. सँद्रा कुर्ली कॉम्प्लेक्स, सँद्रा पूर्व, सुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 वी नं.-AAW7A4384P	
(9)दस्तावेज कळत दिवारा/दिवार	02/01/2020	
(10)दस्तावेज नोंदणी क्रमांका/दिवार	02/01/2020	
(11)अनुकूलक,सँद्रा व पृष्ठ	45/2020	
(12)भाजदारभाजप्रभागे सुद्धाक शुल्क	1801500	
(13)भाजदारभाजप्रभागे नोंदणी शुल्क	30000	
(14)शेरा		

20202020	सूची क्र.2	दस्तावेज क्रमांक: सतह दु.नि. अंधेरी 1
2038522		दस्तावेज क्रमांक: 2038/2020
03/09/2020		महानगरी:
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		
Regn:83r		
<b>गावाचे नाव : कोळेकरघाण</b>		
(1)दिनांक/प्रकार	करारनामा	
(2)मोलतना	54000000	
(3)भाजदारभाज(भाडेपट्टाघाण्याबाबतिलपट्टाबाबत असाकारी देतो की पट्टेदार से मसुदा करावे)	54292272	
(4)अ.सायन,पोटाहिसरा व परजनांक,असल्यास	1) पात्रिकेचे नाव:सुंबई मलवाडकर वगैरे ; इतर माहिती: ऑफिस पिन:45513, सी.सी. 2053, सी.टी.ए.सँद्रा,सँद्रा विंग,2 रा मजला,कोळकर 833 चौ. फूट मित्रतअप,भारत डायमंड बोर्स कॉम्प्लेक्स,कोर्ट नं. सी - 28,सी - इलॉक,सँद्रा कलॉ कॉम्प्लेक्स,सँद्रा पूर्व,सुंबई - 400051. सी.टी. एस. नं. 4207,कोळेकरघाण विभाग,लातूरका अंधेरी व इतर माहिती दस्तत मसुदा केल्यापसानी. ( C.T.S. Number : 4207 ; )	
(5)शेवपक	1511 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज कळत देणा-या सिद्धम देणा-या पराकारणे नाव किंवा दिवारी म्वावासाघाण: हुकुमनामा किंवा आदेश असल्यास,प्रसिवादिचे नाव व पत्ता.	1): नाव-शे. ऑफिस इलेकट्रक इतक भागीदार मिलेस कोळारिनास चौक 59, पत्ता-कोर्ट नं. सी.सी. 2053, सी.टी.ए.सँद्रा,सँद्रा विंग, मजला नं. 2 रा मजला, इतरासीचे नाव: भारत डायमंड बोर्स, कोळकर नं. सी - इलॉक, सँद्रा नं. सँद्रा कुर्ली कॉम्प्लेक्स, सँद्रा पूर्व, सुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 वी नं.-AAW7A4384P	
(8)दस्तावेज कळत देणा-या पराकारणे व किंवा दिवारी म्वावासाघाण हुकुमनामा किंवा आदेश असल्यास,प्रसिवादिचे नाव व पत्ता	1): नाव-शे. ऑफिस इलेकट्रक इतक भागीदार मिलेस कोळारिनास चौक 59, पत्ता-कोर्ट नं. सी.सी. 2053, सी.टी.ए.सँद्रा,सँद्रा विंग, मजला नं. 2 रा मजला, इतरासीचे नाव: भारत डायमंड बोर्स, कोळकर नं. सी - इलॉक, सँद्रा नं. सँद्रा कुर्ली कॉम्प्लेक्स, सँद्रा पूर्व, सुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 वी नं.-AAW7A4384P	
(9)दस्तावेज कळत दिवारा/दिवार	15/02/2020	
(10)दस्तावेज नोंदणी क्रमांका/दिवार	19/03/2020	
(11)अनुकूलक,सँद्रा व पृष्ठ	2038/2020	
(12)भाजदारभाजप्रभागे सुद्धाक शुल्क	3258000	
(13)भाजदारभाजप्रभागे नोंदणी शुल्क	30000	
(14)शेरा		





### Price Indicator

**₹ 5.40 Cr Commercial Office Space**  
for sale in The Capital, Bandra Kurla Complex, Mu... [View Details](#)

Agent: **Narash Bangeja** (4320000814) [Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Project Name: <b>The Capital</b>	Floor: <b>2 (Out of 20 Floors)</b>	Units on Floor: <b>1</b>
Super area: <b>1174 sqft</b> (45 x 26 sqft)	Carpet area: <b>716 sqft</b> (25 x 28 sqft)	Furnished status: <b>Furnished</b>	Carpet area: <b>716 sqft</b> (25 x 28 sqft)
Car parking: <b>2 Covered</b>	Construction Status: <b>Ready to Move</b>	Carpet area: <b>716 sqft</b> (25 x 28 sqft)	Carpet area: <b>716 sqft</b> (25 x 28 sqft)

Additional details: Overlooking Garden/Bark, Main Road; Plot area: 1174 sqft; Pantry: Wet Pantry; Local for Call Center/BPO Coaching Center/Private Consulting/Patnology/Dictor Clinic/Private Office/Studio/Production HOUSE/IT/ITES and Related; L: 4

Assured Returns of 8% per annum

[Contact Agent](#) [View Phone No.](#) [Share Property Feedback](#)

**₹ 11.75 Cr Commercial Office Space**  
[See Other Choices](#) for sale in The Capital, Bandra Kurla Complex, Mumbai [View Details](#)

Agent: **Narash Bangeja** (4320000814) [Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Project Name: <b>The Capital</b>	Floor: <b>9 (Out of 20 Floors)</b>	Units on Floor: <b>8</b>
Super area: <b>2660 sqft</b> (24 x 113 sqft)	Carpet area: <b>1755 sqft</b> (66 x 26 sqft)	Furnished status: <b>Unfurnished</b>	Carpet area: <b>1755 sqft</b> (66 x 26 sqft)
Car parking: <b>2 Covered</b>	Construction Status: <b>Ready to Move</b>	Carpet area: <b>1755 sqft</b> (66 x 26 sqft)	Carpet area: <b>1755 sqft</b> (66 x 26 sqft)

Additional details: Overlooking Main Road; Plot area: 2660 sqft; Metro/Railway: 3 Kms; Building Class: Grade A-; L&P Certification: Certified

Assured Returns of 8% per annum

[Contact Agent](#) [View Phone No.](#) [Share Property Feedback](#)



## 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 Property document 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 Property document 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.

We hope this will satisfy your requirements.



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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09<sup>th</sup> November 2020**

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".*

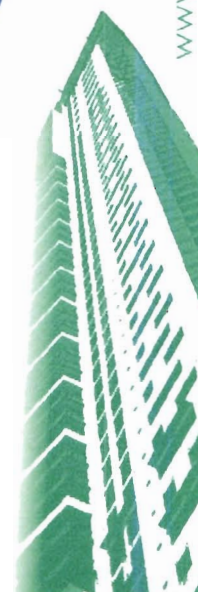
Fundamental assumptions and conditions presumed in this definition are:

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.

### UNDER LYING ASSUMPTIONS

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.

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### 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 herein above, 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 this particular purpose at **₹ 16,96,60,000.00 (Rupees Sixteen Crore Ninety Six Lakh Sixty Thousand Only).**

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,  
email=sharadi@vastukala.org, c=IN  
Date: 2020.11.09 15:57:17 +05'30'

Director

C.M.D.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer & Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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