

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Dhanera Diamonds & M/s. Gujrat Diamond**

Amalgamated Office Premises No. 115, 116 & 117, 1st floor, “**Shreeji Chambers Premises**” Co-operative Society Ltd., Tata Road No.1 & 2 off, Raja Rammohan Roy Marg, Opera House, Mumbai 400 004, State - **Maha**rashtra, Country - India

Latitude Longitude: 18°57'17.7"N 72°49'02.9"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 • Delhi NCR • Nanded • Aurangabad

**VALUATION OPINION REPORT**

This is to certify that the property bearing Amalgamated Office Premises No. 115, 116 & 117, 1st floor, **"Shreeji Chambers Premises"** Co-operative Society Ltd., Tata Road No.1 & 2 off Raja Rammohan Roy Marg, Opera House, Mumbai 400 004, State - Maharashtra, Country - India belongs to **M/s. Dhanera Diamonds & M/s. Gujrat Diamond**

Boundaries of the property.

North : Panchratna Open Plot & Amrut Trade Centre
 South : Tata Road No. 2 & Prasad Chambers
 East : Shreeji Darshan Building
 West : Road & Flox Chambers

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 **₹ 4,29,67,500.00 (Rupees Four Crore Twenty Nine Lakh Sixty Seven Thousand Five Hundred 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=emalsharad@vastukala.
 org, c=IN
 Date: 2020.11.09 16:12:16 +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

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
 Fax : +91 22 28371324
 mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
 +91 9819670183
 delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
 +91 2462 239909
 nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S), INDIA

Tel. : +91 240 2485151
 Mobile : +91 9167204062
 +91 9860863601
 aurangabad@vastukala.org

Valuation Report of Immovable Property

1. Customer Details									
Name(s) of the owner(s).		M/s. Dhanera Diamonds & M/s. Gujrat Diamond							
Application No.									
2. Property Details									
Address			Amalgamated Office Premises No. 115, 116 & 117, 1 st floor, "Shreeji Chambers Premises" Co-operative Society Ltd., Tata Road No.1 & 2, off Raja Rammohan Roy Marg, Opera House, Mumbai 400 004, State - Maharashtra, Country - India						
Nearby Landmark / Google Map Independent access to the property			Landmark: Near Prasad Chamber Latitude Longitude: 18°57'17.7"N 72°49'02.9"E						
3. Document Details									
		Name of Approving Authority							
Layout Plan		N.a.		-		Approval No.		-	
Building Plan		No		Details not provided		Approval No.		Details not provided	
Construction Permission		No		Details not provided		Approval No.		Details not provided	
Legal Documents		Yes		1. Copy of Previous Valuation Report dated 11.09.2017 2. Copy of Society Maintenance Bill No. 697 dated 15.10.2020 - Unit No. 115 3. Copy of Society Maintenance Bill No. 698 dated 15.10.2020 - Unit No. 116 4. Copy of Society Maintenance Bill No. 699 dated 15.10.2020 - Unit No. 117 5. Copy of Electricity Bill dated 13.10.2020 - Unit No. 115 6. Copy of Electricity Bill dated 21.10.2020 - Unit No. 116 7. Copy of Electricity Bill dated 13.10.2020 - Unit No. 117					
4. Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Shreeji Darshan Building		Road & Flox Chambers		Panchratna Open Plot & Amrut Trade Centre		Tata Road No. 2 & Prasad Chambers	
As per document		Details not provided		Details not provided		Details not provided		Details not provided	
Matching of Boundaries		-		Plot Demarcated		Yes		Approved land use	
						Commerical		Type of Property	
								Commerical	
No. of rooms		The composition of office is Reception + Waiting + Cabins used for (Management Departments + Account Department + Finance Manager + Store Room) + Pantry + Common Toilets & Assortment Department in Mezzanine floor							
Total no. of Floors		Ground + 2 upper floors		Floor on which the property is located		1st floor		Approx. Age of the property	
						25 years		Residual age of the property	
								35 years	
								Subject to proper, preventive periodic Maintenance & structural repairs.	
								Type of structure :	
								- R.C.C. Framed Structure	






5	Tenure/ Occupancy Details – Owner occupied					
	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant or owner	N.A.
6.	Stage of Construction					
	Stage of construction	Completed	If under construction, extent of completion	N.A.		
7.	Violations if any observed					
	Nature and extent of violations		-			
8	Area Details of the Property					
	Site Area	Plinth area / Total Built up area in Sq. Ft area as per previous valuation report		Built up area Office Premises No. 115 = 390.00 Sq. Ft. Office Premises No. 116 = 345.00 Sq. Ft. Office Premises No. 117 = 320.00 Sq. Ft. Total area = 1055.00 Sq. Ft Mezzanine floor = 900.00 Sq. Ft (Area as per previous valuation report) (Total Built up area = 1685.00 Sq. Ft. Including 70% Mezzanine floor area)		
	Remarks:	As per site inspection Office Premises No. 115, 116 & 117 are internally amalgamated with Two entrances. For the purpose of valuation we have taken area as per previous valuation report.				
	Present / Expected Income from the property	₹ 1,43,00,000 expected rental income per month				
	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner for new property.	₹ 3,85,100.00 per Sq. M. i.e. ₹ 35,777.00 per Sq. Ft.				
	Guideline Rate obtained from the Stamp Duty Ready Reckoner for Above floor after depreciation	₹ 3,77,027.00 per Sq. M. i.e. ₹ 35,026.00 per Sq. Ft.				
	ii. 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. 13					
	Price Indicator 1 (Refer Page No. 12)					
	Property: Office at Opera House Source: 99acres.com Built up area: 336.00 Sq. Ft. Expected Price: ₹ 89,60,000.00 Expected Rate/Sq. Ft: ₹ 26,667.00 per Sq. Ft.					
	Price Indicator 2 (Refer Page No. 12)					
	Property: Office at Opera House Source: 99acres.com Carpet area: 200.00 - 500.00 Sq. Ft. Expected Price: ₹ 60,00,000.00 - 1,50,00,000.00 Expected Rate/Sq. Ft: ₹ 30,000.00 per Sq. Ft. on Carpet area i.e. ₹ 25,000.00 per Sq. Ft. on Built up area					



Price Indicator 3 (Refer Page No. 12)			
Property: Office at Opera House Source: magicbricks.com Carpet area: 1500.00 Sq. Ft. Expected Price: ₹ 5,25,00,000.00 Expected Rate/Sq. Ft: ₹ 35,000.00 per Sq. Ft. on Carpet area i.e. ₹ 29,167.00 per Sq. Ft. on Built up area			
Sale Instance 1 (Refer Page No. 11)			
Property: Office at Opera House Source: https://freesearchigrservice.maharashtra.gov.in/ Built up area: 1,212.00 Sq. Ft. Expected Price: ₹ 2,65,00,000.00 Expected Rate/Sq. Ft: ₹ 21,865.00 per Sq. Ft.			
Sale Instance 2 (Refer Page No. 11)			
Property: Office at Opera House Source: https://freesearchigrservice.maharashtra.gov.in/ Built up area: 750.00 Sq. Ft. Expected Price: ₹ 1,57,00,000.00 Expected Rate/Sq. Ft: ₹ 20,933.00 per Sq. Ft.			
Considering the above indicator of sale, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for CommercialOffice, all round development of commercial and residential application in the locality etc. We estimate ₹ 25,500.00 per Sq. Ft. of area. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).			
Summary of Valuation			
i. Guideline Value			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area as per Previous Valuation Report	1,685.00	35,026.00	5,90,18,810.00
ii. Fair Market Value of the Property			
Area	1685.00 Sq. Ft.		
Prevailing market rate	₹ 25,500 per Sq. Ft.		
Total Value of the property			₹ 4,29,67,500.00
iii. Realizable Value of the Property			₹ 3,86,70,750.00
iv. Distress / Force Sale Value			₹ 3,43,74,000.00
v. Insurable Value of the Assets			₹ 42,12,500.00
10	Assumptions /Remarks	Indicator of sale, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for CommercialOffice, all round development of commercial and residential application in the locality etc.	



11	Declaration	<p>i. The property was inspected by me / our representative personally on 01.02.2020 ii. The undersigned does not have any direct / indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank.</p>				
12	Name, address & signature of valuer	<table border="1"> <tr> <td data-bbox="544 583 948 707"> Vastukala Consultants (I) Pvt. Ltd. Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093 </td> <td data-bbox="948 583 1505 813"> For VASTUKALA CONSULTANTS (I) PVT. LTD. Sharadkumar B. Chalikwar <small>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: 202011.09 16:12:26 +05'30'</small>  C.M.D. Director </td> </tr> <tr> <td data-bbox="544 813 1315 1091"> 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 </td> <td data-bbox="1315 813 1505 1091"> Date of valuation: 09.11.2020 </td> </tr> </table>	Vastukala Consultants (I) Pvt. Ltd. Ackruti Star, 1 st Floor, 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093	For VASTUKALA CONSULTANTS (I) PVT. LTD. Sharadkumar B. Chalikwar <small>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: 202011.09 16:12:26 +05'30'</small>  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	Date of valuation: 09.11.2020
Vastukala Consultants (I) Pvt. Ltd. Ackruti Star, 1 st Floor, 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093	For VASTUKALA CONSULTANTS (I) PVT. LTD. Sharadkumar B. Chalikwar <small>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: 202011.09 16:12:26 +05'30'</small>  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	Date of valuation: 09.11.2020					
13	Enclosures Documents & Photographs	<ol style="list-style-type: none"> 1) Valuation Report 2) Satellite Location Map 3) Location cum Route Map from Nearest Railway Station 4) Photographs of the property 				



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Actual Site Photographs

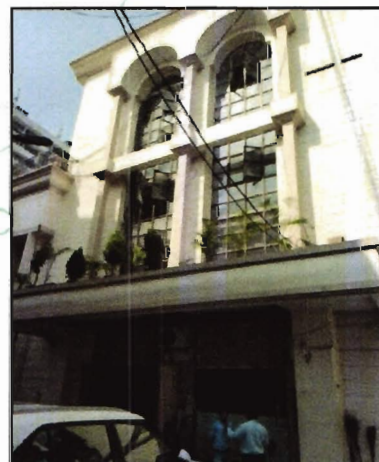
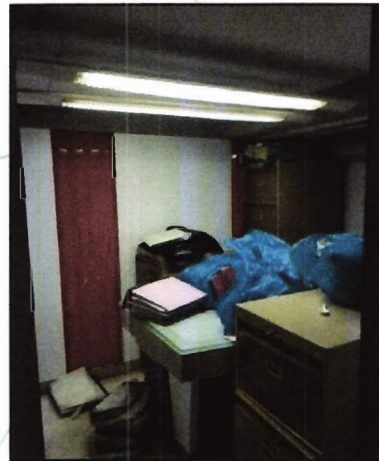


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Actual Site Photographs



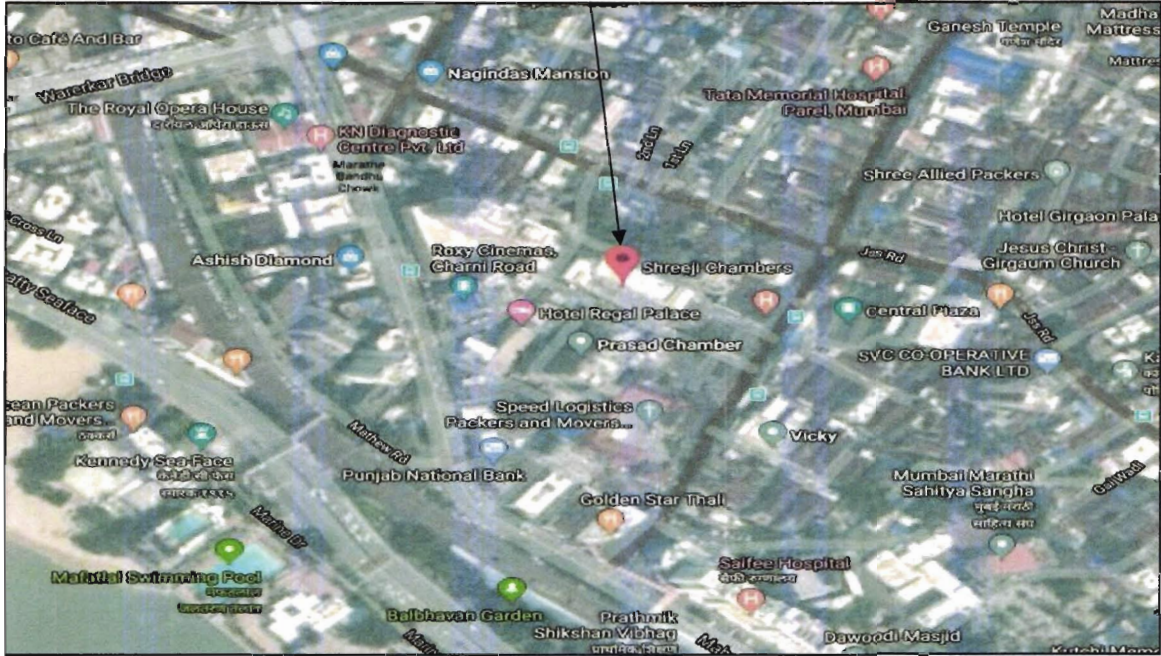
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Route Map of the property

Site u/r



Latitude Longitude: 18°57'17.7"N 72°49'02.9"E

Note: The Blue line shows the route to site from nearest Railway station (Charni Road - 450 mtrs.)




Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



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
Annual Statement of Rates
Language
English

Selected District: मुंबई(मेन)

Select Village: गिरगांव डिह्डीजन

Search By: Survey No Location

Enter Survey No: 9

उपविभाग	कुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/54 -रस्ता : जगन्नाथ शंकरशेट मार्ग (वॅ. जवकर मार्गा पासून सरदार बल्लभ भाई पटेल)	145700	264300	454500	496100	264300	चौरस मीटर	सि.टी.एस. नंबर
6/55-अ-भूभाग : पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस विभागाची पश्चिम हद्द, उत्तरेस सरदार पटेल रोड (बरेकर फ्रीज), दक्षिणेस विभागाची दक्षिण हद्द.	122400	238600	262500	333800	238600	चौरस मीटर	सि.टी.एस. नंबर
6/55 -भूभाग : पूर्वेस जगन्नाथ शंकरशेट मार्ग, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस सरदार बल्लभ भाई पटेल रोड (बरेकर फ्रीज), दक्षिणेस विभागाची हद्द	119900	231900	385100	17400	231900	चौरस मीटर	सि.टी.एस. नंबर
6/56-भूभाग : पश्चिमेस शंकरशेट मार्ग, दक्षिणेस वॅ. जवकर मार्ग, उत्तरेस सरदार पटेल मार्ग व पूर्वेस अद्वैतीर दाजी स्ट्रीट व नाथा माधव जेत	101100	196800	266800	326100	196800	चौरस मीटर	सि.टी.एस. नंबर
6/57-अ-भूभाग : पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस विभागाची हद्द (पंढीता रमाजाई मार्ग), उत्तरेस विभागाची हद्द, दक्षिणेस सरदार बल्लभभाई पटेल रोड (बरेकर फ्रीज) व विभाग हद्द.	137900	273800	392700	822600	273800	चौरस मीटर	सि.टी.एस. नंबर
6/58-भूभाग : पश्चिमेस राजा राममोहन राय मार्ग, दक्षिणेस सरदार बल्लभ भाई पटेल, उत्तरेस शीकट बरी रोड व पूर्वेस श्र्यंबक स्ट्रीट यामघील भूभाग	78900	165400	200700	241000	165400	चौरस मीटर	सि.टी.एस. नंबर

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

Sale Instances

250008 24/09/2020 Note-Generated Through eSearch Module For original report please contact concern SRO office	શ્રી ક્ર :	પુસ્તક નિવેદક : સહ દુ. નિ મુંબઈ શહર 4 ક્રમ નંબર : 2500 2020 નંદણો Rgn: 63m
સાચાં જાત : ગિરણ		
1) સિલકાણા પ્લોટ	ટાન્સનર ડીડ	
2) સંબંધિત	26500000	
3) કારણભાગ માઈન્ટવાચક કાર્ટોગ્રાફરના અધિકારી દ્વારા શી વર્ટિકલ ને મનુદ કરાશે	26521940 48	
4) મુ.નમન, પોલીસને વ વક્રનમન અનુસંગ	1) પાલિકાને સાથ મુંબઈ મનપાલુલર કમીશન - ફુલર મોહિતી, ફુલર મોહિતી, ઓફિસ ક્ર 902-904 મજાલા કોમ્પ્લેક્સ 1212 વીં વુલ્ટ વિન્ટ.અપ પ્રસાદ, વેલને વિસાયસેસ કો- ઓફ સો. સિ. 119, સ્વદેવી સિલ કંપાઉન્ડ મુંબઈ-400004 સિ. એસ.ક્ર 1487 ઓફ ગિરણો વિકાસક વ ફુલર મોહિતી દસ્તાવેજ નમુદ, કેન્સાપ્રસાનો ((C.T.S Number 1487))	
5) કોમ્પ્લેક્સ	112 59 વીં સીટર	
6) કારણભાગે કિલકા જુદો દેવચાર અને તેણ		
7) દસ્તાવેજી કરન ટેન્ડા-કા મિલુન ટેન્ડા-કા પાલકારાને સાથ કિલકા દિવાળી ન્યાયાલયકા કુલનમન કિલકા ઓફર અનુસંગ પસિવોઈદે સાથ વ પલત	1) સાથ - એ ઉણા કેમ્પ સર્કી માઈન્ટર મુંબઈ વિન્ટરકાલ સમી ક્રમ -41, પલત -વલોઈ ને - મણક ને - ફુલરોઈદે સાથ 109, કોટો વેલને, કલોઈ ને - રોઝ ને ઓફર હાકુમ મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને - AAAPC1232D 2) સાથ - એ ઉણા કેમ્પ સર્કી માઈન્ટર અલેખ વિન્ટરકાલ સમી ક્રમ -38, પલત -વલોઈ ને - મણક ને - ફુલરોઈદે સાથ 109, કોટો વેલને, કલોઈ ને - રોઝ ને ઓફર હાકુમ મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને - AAAPC1232D 3) સાથ - એ ઉણા કેમ્પ સર્કી માઈન્ટર અલેખ મોહી ક્રમ -32, પલત -વલોઈ ને - મણક ને - ફુલરોઈદે સાથ 109, કોટો વેલને, કલોઈ ને - રોઝ ને ઓફર હાકુમ મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને - AAAPC1232D 4) સાથ - એ ઉણા કેમ્પ સર્કી માઈન્ટર સમ મુંબઈ સમી ક્રમ -30, પલત -વલોઈ ને - મણક ને - ફુલરોઈદે સાથ 109, કોટો વેલને, કલોઈ ને - રોઝ ને ઓફર હાકુમ મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને - AAAPC1232D	
8) દસ્તાવેજી કરન ટેન્ડા-કા પાલકારાને વ કિલકા દિવાળી ન્યાયાલયકા કુલનમન કિલકા ઓફર અનુસંગ પસિવોઈદે સાથ વ પલત	1) સાથ - એ ક્રમ્પ ટેકોઈ અને ફોટોગ્રાફીંગ કમીટી સર્કી માઈન્ટર પલિકા ને કેમ ક્રમ -21, પલત -વલોઈ ને - મણક ને 10 મજાલા, ફુલરોઈદે સાથ 21, કમીટી વિન્ટરકાલ કલોઈ ને 30 વાલુચકાલ પેન, રોઝ ને કારણભાગે વેલન ટેકા મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને -ADLF86197C 2) સાથ - એ ક્રમ્પ ટેકોઈ અને ફોટોગ્રાફીંગ કમીટી સર્કી માઈન્ટર સોલોકા પાન કેમ ક્રમ -36, પલત -વલોઈ ને - મણક ને 10 મજાલા, ફુલરોઈદે સાથ 21, કમીટી વિન્ટરકાલ કલોઈ ને 30 વાલુચકાલ પેન, રોઝ ને કારણભાગે વેલન ટેકા મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને -ADLF86197C	
9) દસ્તાવેજી કરન દિવાળી દિવાલ	02 03 2020	
10) દસ્તાવેજી કરન દિવાળી દિવાલ	02 03 2020	
11) અનુસંગકા ક્રમ વ વુલ્ટ	2500 2020	
12) કારણભાગે અનુસંગકા મુલક મુલક	1580000	
13) કારણભાગે અનુસંગકા સીટરો મુલક	30000	

250008 24/09/2020 Note-Generated Through eSearch Module For original report please contact concern SRO office	શ્રી ક્ર :	પુસ્તક નિવેદક : દુ. નિ મુંબઈ શહર 1 ક્રમ નંબર : 39 2020 નંદણો Rgn: 63m
સાચાં જાત : ગિરણ		
1) સિલકાણા પ્લોટ	કોમ્પ્લેક્સ ટુ સેક્ટ	
2) સંબંધિત	15700000	
3) કારણભાગ માઈન્ટવાચક કાર્ટોગ્રાફરના અધિકારી દ્વારા શી વર્ટિકલ ને મનુદ કરાશે	15710800	
4) મુ.નમન, પોલીસને વ વક્રનમન અનુસંગ	1) પાલિકાને સાથ મુંબઈ મનપાલુલર કમીશન - 114, (તા મજાલા પ્રસાદ વેલને વિસાયસેસ કો- ઓફરોઈદેવ સોલોકાઈ સિમિટેઈડ, સ્વદેવી સિલ કંપાઉન્ડ ઓફર ક્રમ ને મુંબઈ - 400004 કોમ્પ્લેક્સ 625 વાલુચકાલ ફુલ મહારાવ ઓફિસ (Survey Number 1487))	
5) કોમ્પ્લેક્સ	69 70 વીં સીટર	
6) કારણભાગે કિલકા જુદો દેવચાર અને તેણ		
7) દસ્તાવેજી કરન ટેન્ડા-કા મિલુન ટેન્ડા-કા પાલકારાને સાથ કિલકા દિવાળી ન્યાયાલયકા કુલનમન કિલકા ઓફર અનુસંગ પસિવોઈદે સાથ વ પલત	1) સાથ - ફુલરોઈદે હાકુમ મહારાવ સિમિટેઈડ સર્કી ને ફુલરોઈદે વિન્ટર વાલુચકાલ કારણભાગે કારણભાગે ક્રમ - 66, પલત - વલોઈ ને - મણક ને 10 મજાલા, ફુલરોઈદે સાથ 21, કમીટી વિન્ટરકાલ કલોઈ ને 30 વાલુચકાલ પેન, રોઝ ને કારણભાગે વેલન ટેકા મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને -ADLF86197C	
8) દસ્તાવેજી કરન ટેન્ડા-કા પાલકારાને વ કિલકા દિવાળી ન્યાયાલયકા કુલનમન કિલકા ઓફર અનુસંગ પસિવોઈદે સાથ વ પલત	1) સાથ - સેક્ટ નામોઈદે કારણભાગે ક્રમ - 11, પલત -વલોઈ ને - મણક ને 10 મજાલા, ફુલરોઈદે સાથ 21, કમીટી વિન્ટરકાલ કલોઈ ને 30 વાલુચકાલ પેન, રોઝ ને કારણભાગે વેલન ટેકા મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને -ADLF86197C 2) સાથ - ફુલરોઈદે હાકુમ મહારાવ સિમિટેઈડ સર્કી ને ફુલરોઈદે વિન્ટર વાલુચકાલ કારણભાગે કારણભાગે ક્રમ - 66, પલત - વલોઈ ને - મણક ને 10 મજાલા, ફુલરોઈદે સાથ 21, કમીટી વિન્ટરકાલ કલોઈ ને 30 વાલુચકાલ પેન, રોઝ ને કારણભાગે વેલન ટેકા મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને -ADLF86197C 3) સાથ - ફુલરોઈદે હાકુમ મહારાવ સિમિટેઈડ સર્કી ને ફુલરોઈદે વિન્ટર વાલુચકાલ કારણભાગે કારણભાગે ક્રમ - 66, પલત - વલોઈ ને - મણક ને 10 મજાલા, ફુલરોઈદે સાથ 21, કમીટી વિન્ટરકાલ કલોઈ ને 30 વાલુચકાલ પેન, રોઝ ને કારણભાગે વેલન ટેકા મહારાવ, મુંબઈ - પિન કોડ -400004 પેન ને -ADLF86197C	
9) દસ્તાવેજી કરન દિવાળી દિવાલ	02 03 2020	
10) દસ્તાવેજી કરન દિવાળી દિવાલ	02 03 2020	
11) અનુસંગકા ક્રમ વ વુલ્ટ	39 2020	
12) કારણભાગે અનુસંગકા મુલક મુલક	941100	
13) કારણભાગે અનુસંગકા સીટરો મુલક	10000	



Price Indicator

Posted on Jan 21, 2020 | Ready to Move

₹89.6 Lac @ 26,667 per sq.ft. Commercial Office/Space for Sale
 Estimated EMI: ₹ 71,264

BRSA STATUS: NOT AVAILABLE Website: <https://maharashtra.gov.in>

Overview Dealer Details Recommendations

Area
 Built Up area: 336 sq.ft. (31.22 sq.m)
 Carpet area: 280 sq.ft. (26.01 sq.m)

Price
 ₹ 89.6 Lac @ 26,667 per sq.ft.

Configuration
 Commercial Office/Space with 3 Washrooms

Address
 PANCHRATNA
 Opera House, Mumbai South

Property Age: 10+ Year Old

Request Photos

Posted on Dec 11, 2019 | Ready to Move

₹60 Lac to 1.5 Cr @ 30,000 per sq.ft. Commercial Office/Space for Sale

BRSA STATUS: NOT AVAILABLE Website: <https://maharashtra.gov.in>

Overview Dealer Details Recommendations

Area
 Carpet Area: 200 - 500 sq.ft. (18.58 - 46.45 sq.m)

Price
 Price on Request @ 30,000 per sq.ft. View Price Details

Configuration
 Commercial Office/Space with 1 Washroom

Address
 Prasad chamber
 Opera House, Mumbai South


Property Age: 5 to 10 Year Old

Request Photos

magicbricks Buy Rent Sell Tools & Advice What's New News Help Sign in My Activity Post Property FREE

₹ 5.25 Cr Commercial Office Space for sale in OPERA HOUSE, MUMBAI. **3000+ Buyers Served**

PROPERTY DETAILS LOCALITY DETAILS AGENT DETAILS

	Floor: 4 (Out of 7 Floors)	Units on Floor: 4	Overlooking: Main Road
	Super Area: 1950 sqft. (36.923 sqft)	Carpet area: 1500 sqft. (38.000sqft)	Loading U/I: 2349
	Furnished status: Unfurnished	Pantry: Dry Pantry	Washroom: 1
	Car parking: None	Construction Status: Ready to Move	Building Class: Grade A-

LEED Certification: Platinum Certified

LEED Dry Pantry/Cafeteria Available

Contract Agent View Phone No.

VASTUKALA CONSULTANTS (I) PVT. LTD.
 TEV Consultants Valuers & Appraisers Chartered Engineer (I) Architects + Interiors
 FIE F110926/6
 700 0062
 CCIT (NICIT/1-14/52/2008-09)
 U74120 MH2010 PTC207869



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.



Think.Innovate.Create



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th Novevember 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.

Think.Innovate.Create



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 along with business premium can be assessed and valued for this particular **₹ 4,29,67,500.00 (Rupees Four Crore Twenty Nine Lakh Sixty Seven Thousand Five Hundred 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=sharad@vastukala.org, c=IN
Date: 2020.11.09 16:12:35 +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



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

