

**VALUATION REPORT OF  
COMMERCIAL OFFICE  
FOR  
STATE BANK OF INDIA, SAMB - II, NARIMAN POINT  
CLIENT - M/S. MINT STREET ESTATES PVT. LTD.**



<b>Address of The Property</b>	<b>Commercial Office 96-98, Ground + 1 Upper Floor, Mint Street, New S. No. 9786, C.S. No. 1081 &amp; 1082 of Fort Division, A Ward, Mint Road, Near National Hindu Hotel, Off. P. De Mello Road, Tal &amp; Dist. Mumbai-400 001.</b>
<b>Fair Market Value of The Property</b>	<b>Rs. 4,46,29,000/-</b>
<b>Realizable Value of The Property (90%)</b>	<b>Rs. 3,57,03,200/-</b>
<b>Distress Value of The Property (80%)</b>	<b>Rs. 3,12,40,300/-</b>
<b>Insurable Value</b>	<b>Rs. 49,80,925/-</b>

**REPORT PREPARED BY  
S.D.DESHPANDE**

**Chartered Engineer, Govt. Regd. Valuer, Competent Person & Arbitrator**

F.No-06, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik-422 007, Maharashtra, India

**GSTIN: 27AELPD3957L1Z2**

[PAN No: AELPD3957L] | [FIE No: 111193-7] | [FIV No: 16367] | [CAT-VII (N) CCIT/P&M/20/59/06/07] | [MICA - IY/ICA/4843]

Contact: +91 94 222 58807 9820846791 95948 05666 95450 48899 251 2472666 253 2355475

[www.sddeshpande.comsanjaydeshpande63@gmail.com](http://www.sddeshpande.comsanjaydeshpande63@gmail.com) [balkrishna.chikhalkar@gmail.com](mailto:balkrishna.chikhalkar@gmail.com) [info@sddeshpande.com](mailto:info@sddeshpande.com)

Address: **Mumbai/Thane:** 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Rd, Thakurli (E), Dombivli.

**Pune:** 42/6, 'Chetak', Scheme -10, Sector-21, Yamunanagar, Nigadi, Pune- 411044.

**Aurangabad:** 127, Shrey Nagar, New Osmanpura, Aurangabad 431005.

**S. D. DESHPANDE****B.E.(Mech) FIE FIV MICA****▪ Chartered Engineer ▪ Govt. Approved Valuer ▪ Competent Person ▪ Arbitrator****Mumbai/Thane :** 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)**Nasik :** Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)**Pune :** 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)**Contact :** +91.94222 58807, 98208 46791, 95948 05666, 95450 48899, +91 251 2472 666, 253 2355 475**Website :** www.sddeshpande.com • **Email :** sanjaydeshpande63@gmail.com, balkrishna.chikhalkar@gmail.com info@sddeshpande.com

To,  
The Manager,  
State Bank of India,  
Stressed Assets Management Branch - II, Mumbai.  
Raheja Chambers, Ground Floor, B Wing,  
Free Press Journal Marg, Nariman Point, Mumbai - 400 021.

**VALUATION REPORT****Ref. No.116/SDD/DMA/VR/L&B/SAMB-II/2021-22****Dt. 22 MAR 2022**

Ref. No.116/SDD/DMA/VR/L&B/SAMB-II/2021-22

Dt. 22 MAR 2022

I. GENERAL			
1.	Purpose for which the valuation is made	To Ascertain the fair market values of the property as on Date for Recovery Purpose	
2.	a	Date of inspection	13.01.2022
	b	Date of Which Valuation Made	22.03.2022
3.	List of Documents produce for perusal	<ul style="list-style-type: none"><li>➤ Copy of Index II No. 9611/2007.</li><li>➤ Copy of Deed of Conveyance Dated 07.09.2007 between Mrs. Afroz T. Merchant – (The Vendor)-The One Part <b>AND</b> Mint Street Estates Pvt. Ltd.- (The Purchaser)-The Other Part, bearing Reg. No. BBE1-9611-2007.</li></ul>	
4.	Name of the owner(s) and his /their address with phone (Details of Share in Each owner in case of joint Ownership )		<b>M/s. Mint Street Estates Pvt. Ltd.</b> Commercial Office 96-98, Ground + 1 Upper Floor, <b>Mint Street</b> , New S. No. 9786, C.S. No. 1081 & 1082 of Fort Division, A Ward, Mint Road, Near National Hindu Hotel, Off. P. De Mello Road, Tal & Dist. Mumbai- 400 001.
	Name of Borrower		<b>(M/s. United Fortune International Pvt. Ltd.)</b>
5.	Brief Description of the Property (Including Leasehold/Freehold etc)		Commercial Office Premises It is Free Hold Property
6.	Location of Property		Near National Hindu Hotel
	a)	Plot No. Survey No.	New S. No. 9786
	b)	Door No.	Commercial Office 96-98
	c)	C.T.S No/Village	C.S. No. 1081 & 1082 of Fort Division
	d)	Ward/Taluka	A Ward, Mumbai
	e)	Mandal/District	Mumbai-400 001





Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

f)	Date of Issue and validity of layout of approved map/ plan	Approved Building Plan Copy was not made available for our perusal hence we cannot comments on genuineness or authenticity of approved plan.
g)	Approved map/plan issuing Authority	
h)	Whether genuineness or authenticity of approved map/plan is verified	
7.	Postal Address of the Property	Commercial Office 96-98, Ground + 1 Upper Floor, <b>Mint Street</b> , New S. No. 9786, C.S. No. 1081 & 1082 of Fort Division, A Ward, Mint Road, Near National Hindu Hotel, Off. P. De Mello Road, Tal & Dist. Mumbai-400 001.
8.	City/Town	Fort Division, Mumbai
	Residential Area	Yes
	Commercial Area	Yes
	Industrial Area	No
9.	Classification of Area	
i)	High /Middle /Poor	Middle Class
ii)	Urban/Semi urban/Rural	Urban Area
10.	Coming Under Corporation Limit/Village Panchyat/Municipality	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State/Central Govt. Enactment(e.g. Urban Land Ceiling Act)or notified Agency Area/ Scheduled Area/Cantonment Area)	NA
12.	Boundaries of the property	
	North	By Navrang Beauty Parlour
	South	By Road
	East	By Mint Road
	West	By Road
13.	Dimensions of the Site	<b>Built up Area of the Office = 1992.37 Sq.ft. (As per Deed of Conveyance)</b>
13.1	Extent of the Site	<b>Built up Area of the Office = 1992.37 Sq.ft. (As per Deed of Conveyance)</b>
14.	Latitude ,Longitude and Coordinate of site	Latitude : 18.935876 N Longitude : 72.836929 E
15.	Extent of Site Considered for valuation (Least of 13 & 13.1)	<b>Built up Area of the Office = 1992.37 Sq.ft. (As per Deed of Conveyance)</b>
16.	Whether Occupied by Owner/Tenant?, if Occupied by Tenant, Since How long? Rent Received per month	Information not available Whether Occupied by Owner/Tenant.



Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

II Apartment Building		
1.	Nature of apartment	Commercial Office Premises
2.	Location	Fort Division, Mumbai
	C.T.S. no	New S. No. 9786, C.S. No. 1081 & 1082
	Block No.	---
	Ward No.	A Ward No. 1943 (4)
	Village/Municipality/Corporation	Fort Division, Municipal Corporation of Greater Mumbai
	Door no. Street or Road(Pin code)	Street No. 96, Off. P. De Mello Road
3.	Description of locality Residential/ commercial/ Mixed	Mixed
4.	Year of Construction	Details not made available
5.	Number of floors	Building consisting of Ground + 1 Upper Floor
6.	Type of structure	MS Framed Structure
7.	Number of Dwelling unit in the Building	NA
8.	Quality of construction	Good
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities Available	
	Lift	Not Available
	Protected water supply	Available as reported
	Underground Sewerage	Covered
	Car parking-Open/Covered	Yes, Open Car Parking Available
	Does compound wall exist?	No
	Is Pavement laid around the Building	Yes
III) OFFICE		
1.	The floor on which the Office is situated	Ground + 1 Upper Floor
2.	Door no. of the Office	Commercial Office 96-98
3.	Specification of Office	
	Roof	MS Framed Structure with Roof of Metal Sheet
	Flooring	
	Doors	
	Windows	
	Electrical Fitting	
	Finishing	
4.	House Tax	
	Assessment no.	
	Tax Paid In the name of	
	Tax Amount	

The property was inspected externally  
as the same was Locked/ closed at the  
time of our inspection.

Details not made available





Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

5.	Electricity Service Connection No.	Details not made available
	Meter card is in the name of	Details not made available
6.	How is the Maintenance of the Office	Externally it seems good
7.	Sale deed Executed in the name of	M/s. Mint Street Estates Pvt. Ltd.
8.	What is undivided Area of land as per sale deed?	NA
9.	What is the Plinth Area of Office?	Built up Area of the Office = 1992.37 Sq.ft. (As per Deed of Conveyance)
10.	What is The Floor Space Index (App)	As per DC Rule
11.	What is the Carpet Area of Office?	At the time of our inspection the Property was found locked/closed; hence we could not take internal photos & measured the carpet area of the property.
12.	Is it Posh /I Class/ Medium/ Ordinary	Medium
13.	Is it Being used for residential Or Commercial Purpose?	Commercial Purpose
14.	Is it Owner Occupied Or Let out?	Information not available Whether Occupied by Owner/Tenant.
15.	If rented, what is the Monthly Rent?	N.A.
<b>IV Marketability</b>		
1.	How is the Marketability?	The property is situated at Fort Division, Ballard Estate, Mumbai, off. Mint Road. It is located at a 0.5 To 1 Km away from CSMT Railway Station. The area is well – planned & developed. The locality has sufficient infrastructure & civic amenities & adequate means of transportation such as Taxies & Buses. Facilities like shops, banks, hotels, markets, schools, hospitals, etc. are available nearby.
2.	What are the Factors Favoring for an Extra Potential value?	Good Location
3.	Any Negative factors are Observed which affect the market value in general?	As reported This property is being use as Office, the Construction is illegal. Notice of demolition to Structure issued by MCGM. (as informed by Neighbors of the property)



Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

V	Rate
1.	<p>After Analyzing the comparable sale Instances what is the Composite rate for similar Office with same Specification in the Adjoining locality? (Along with details/ reference of at-least two latest deals/transactions with respect to adjacent properties in the Areas)</p> <p>Total life of building is taken 60 years. We have worked out this valuation on the basis of composite rate method on "As is where is basis".</p> <p>Prevailing market rate for Office premises in this location is Rs. 30,000/- to Rs. 34,000/- per sq. ft on Built-Up area.</p> <p>Rate considered for subject Property as per prevailing market rate as per market enquiry &amp; present Condition of the Office. Rs.32,000/- per sq. ft on Built-Up area.</p> <p>As the sales instances are not readily available; Real Estate brokers / agents, property owners within the vicinity &amp; other related agencies were contacted to ascertain the Fair Market Value. Property rates considered for valuation by considering &amp; correlating appropriate weight age to the different attributes of the properties in reference; hence the rate considered for valuation is justifiable.</p> <p>Note: As per our observations &amp; findings the Building under valuation is Road touch &amp; Reconstructed Load Bearing type without any approvals (i.e. Approved Building Plan, C.C., O.C. etc.) from concern authority &amp; Notice of demolition to Structure issued by MCGM (as informed by Neighbors of the property) which is affect its full potential, Marketability &amp; Use. In this condition such lands / properties cannot be sale or Developed Easily. Hence In view of the above Negative factors we are considering discounted rate by @ 30% of Market Rates for Valuation.</p> <p>In view of the above, we consider rate of Rs. 22,400/- per Sq.ft. is reasonable for this Property.</p>





Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

2.	Assuming it is a new construction, what is the Adopted Composite Rate of the Flat Under valuation after Comparing with Specifications and other factors with the Flat under Comparison(give details)	<p><b>Adopted Composite Market Rate Method For Valuation:</b></p> <p>Factor Considered: The Location, location features, size and shape of land, ability, topography, soil conditions, encumbrance, infrastructure, land use regulations, government legislation etc.</p> <p>Generally, the value of any land depends on its potential. Even in the same locality, plots of land can have different rates depending upon their statutory status. Few many have public purpose reservations, few may attract of urban land ceiling act, CRZ or NDZ restrictions, few many have restrictions covenants on use and few may be freehold or leasehold etc. Other important factors of location, permissible FSI, size, shape, frontage, user of the plot- Commercial, Residential, Industrial or mix etc.</p>
3.	Break-up for rate	Value of land is not considered separately as this is an ownership type of tenement. Construction value is based on composite rate method.
	i) Building + Services	NA
	ii) Land+ Others	NA
4	In case of variation of 20 % or more in the valuation proposed by the value and the Guideline value provided in the state Govt. notification or Income Tax Gazette Justification on variation has to be given	<p><b>Guideline value set by government whereas market value set by seller.</b></p> <p>Therefore reason is Govt. rate is taken to compute stamp duty only and not valid for any other purposes as per town/Industrial development planning circular. Market rate is always according to situation, location, demand, availability, frontage, Prospects, location from highway, developed surroundings etc.</p>
5	Guideline rate obtained from Register Office( An Evidence thereof to be enclosed)	<p>Govt. rate – for Commercial Office in this Area is Rs. 27,007/- per Sq.ft. on Built-up area. As per Ready Reckoner- (In the Year 2021-2022)</p> <p>= BUA Area of Office x Govt. Rate per Sq.ft</p> <p>= 1992.37 Sq.ft. x Rs.27,007/- per Sq.ft.</p> <p><b>Total Guideline Value =Rs. 5,38,07,937/-</b></p> <p>(without considering Depreciation)</p>
6	Insurable Value	<b>= Rs. 49,80,925/-</b>



Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

VI COMPOSITE RATE ADOPTED AFTER DERPRECIATION		
a.	Depreciated Building rate	Rs. 22,400/- per sq. ft. on Built-Up area.
	Replacement Cost of flat with services {V(3)i}	N.A
	Age of the Building	09 Years or thereabout as reported
	Life of the Building estimated	51 Years subject to proper care & maintenance.
	Depreciation Percentage assuming the salvage value as 10%	---
	Depreciated ratio of the Building	---
b.	Total Composite rate arrived for valuation	Rs. 22,400/- per sq. ft. on Built-Up area.
	Depreciated building rate VI(a)	Rs. 22,400/- per sq. ft. on Built-Up area.
	Rate for land & others V(3)ii	Not Applicable
	Total Composite Rate	Rs. 22,400 per sq. ft. on Built-Up area.

## DETAILS OF VALUATION

**Built up Area of the Office = 1992.37 Sq.ft. (As per Deed of Conveyance)**

Sr. no.	Description	Area	Adopted Rate in Rs. Per Sq.ft.	Fair Market Value Rs.
1	Present value of Office (incl. car parking , if included)	1992.37 Sq.ft. (Built-Up Area)	Rs.22,400/-	Rs. 4,46,29,088/-
2	Wardrobes	---	---	---
3	showcase	---	---	---
4	kitchen Arrangements	---	---	---
5	Superfine Finish	---	---	---
6	Interior Decorations	---	---	---
7	Electricity deposits / electrical fittings, etc.	---	---	---
8	Extra collapsible gates / grill works etc.	---	---	---
9	Potential Value , if any	---	---	---
10	Others	---	---	---
			<b>Total</b>	<b>Rs. 4,46,29,088/-</b>
			<b>Say ~</b>	<b>Rs. 4,46,29,000/-</b>





Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

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 Rs. 4,46,29,000/- (Rs. Four Crore Forty Six Lakhs Twenty Nine Thousand only) the Realizable value of above property is Rs. 3,57,03,200/- (Rs. Three Crore Fifty Seven Lakhs Three Thousand Two Hundred only), the Distress value of the above property is Rs.3,12,40,300/- (Rs. Three Crore Twelve Lakhs Fourty Thousand Three Hundred only).

Place: Mumbai

Date: 22.03.2022



**Nitin Date**  
B.E. (Civil), FIE FIV  
Govt. Approved Valuer  
Regn. No. NSK/CCIT/Tech/34AB/62/12  
(Imm. Prop)/CAT-1/2013-14



**Sanjay Dattatray Deshpande**  
B.E. (Mech.) FIE FIV MICA  
F-111193/7 Institute of Engineers (India)  
Chartered Engineer, Govt. Approved  
Valuer, Competent Person

**Notes :**

- The Property was Identified & inspected in the presence of Mr. Vishal Patil -(Mo. No. 98926 57568), (The Representative of R.A. )
- Building Approved Plan copy C.C., & Completion certificates etc. not made available.
- Therefore we cannot confirm whether the land under valuation is going under any reservation, road widening or any road passing through it.
- We also cannot confirm the structure constructed on site is as per approved plan or not. Hence we cannot comments upon exact age of the structure.
- The Areas of property is considered as per Referred Documents; which is provided by the Bank. (Kindly Refer Sr. No. 1.3).
- This valuation report is based only on Referred Documents; which is provided by the Bank. (Kindly Refer Sr. No. 1.3).
- Any discrepancy regarding : ownership, boundaries, approval, any reservation on land, any road passing through land, any road widening affects land ,authentic structures and it's area etc. this valuation report is to be treated as null and void.
- The rates considered in this valuation report are based on considering the current recession in the market due to the impact of COVID-19 Pandemic.

**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.
- My authorized representative has inspected the subject property on 13.01.2022
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-VII for valuing property up to-Unlimited Value.
- I have not been depanelled or removed from any Bank/ Financial Institution/ Government Organization at any point of time in the past.



Ref. No. 116/SDD/DMA/VR/L&amp;B/SAMB-II/2021-22

Owner- M/s. Mint Street Estate Pvt. Ltd.

Commercial Office 96-98, Ground + 1 Upper Floor, **Mint Street**, Collector's New No. 17205, New S. No. 9786, C.S. No. 1081 & 1082 of Fort Division, A Ward, Mint Road, Near Hindu Hotel, Off. P. De Mello Road, Tal & Dist. Mumbai-400 001.







Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

2021/2022

Annual Statement of Rates

Language

English

Selected District

मुंबई (मैन)

Select Village

फोर्ट विल्हीजन

Search By

☒ Survey No ☐ Location

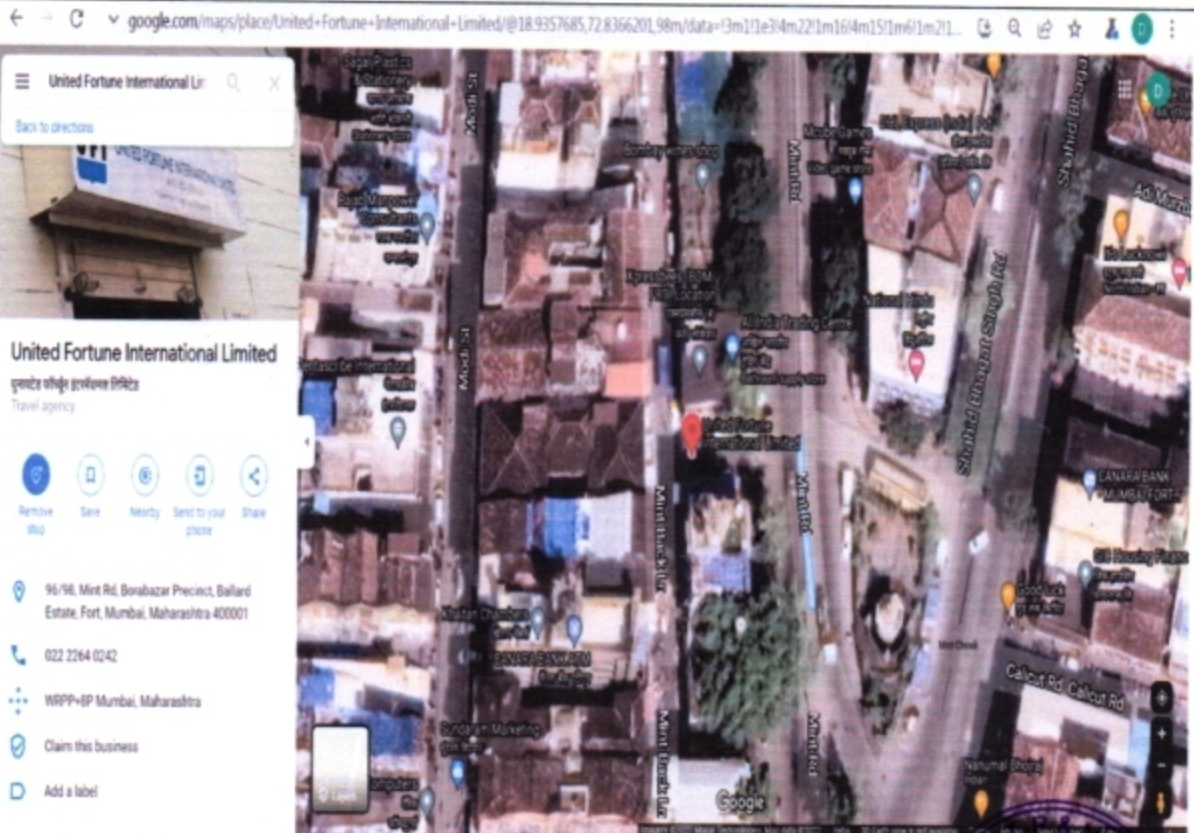
Enter Survey No

1081





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अपविभाग	खुली जमीन	निवासी सविक्रय	नोंदणी	डुफने	बीछोविक	एकक (Rs./)	Attribute
2/25 -मुभाग : फोर्ट भाग, सी.एस.टी. रेल्वे स्थानकापासून पश्चिमेकडे वीर मरीयम रोड पर्यंतचा दादाभाई नौरोजी रोड व महींद भगतसिंग रोड या मधील भाग	104310	211490	290700	376300	211490	चौरस मीटर	वि.टी.एस. नंबर

### Location Map



## Sales Advertisements

magicbricks		Buy	Rent	Sell	Tools & Advice	What's New	Property Services	Blog	Help	Log In	My Activity	Post Property
₹ 50.0 Lac		115 Sq-ft Commercial Office Space For sale in <a href="#">Fort, Mumbai</a>										
		<div> <div> <b>PROPERTY DETAILS</b> </div> <div> <b>LOCALITY DETAILS</b> </div> </div> <div> <div> Floor: 5 (Out of 6 Floors)  Carpet area: 115 sqft ~ 2-4.4/10sqft  Furnished status: Furnished  Car parking: None </div> <div> Units on Floor: 5  Scoti: 4  Construction Status: Ready to Move </div> <div> Pantry: No Personal Pantry  Washrooms: 1  Ideal for: Lawyers, Chartered Accountant, Self Employed Professionals </div> </div> <div> <div> <a href="#">Contact Owner</a> <a href="#">Save For Later</a> </div> <div> <a href="#">Share Property Feedback</a> </div> </div>										
<b>Save Property</b> Don't want to share your details with the agent right now?		<a href="#">Save Property For Later</a>										
<b>Description</b>												
Price Breakup	₹ 50.0 Lac											
Facilities	Lift, Water Storage, Air Conditioned											
Address	189/191 Dr. D.N.Road, Fort, Mumbai - South Mumbai, Maharashtra											
Furnishing	Furnished											
Pre Listed Property	No											
Lift	1											
Transaction Type	Resale											
<div> <div>  <b>Owner Mr. Sandhu</b>  <a href="#">Contact Now</a> </div> <div> <a href="#">Save For Later</a> </div> </div>												
<b>Save Property</b> Don't want to share your details with the agent right now?												
<a href="#">Save Property For Later</a>												<div> <div>  <b>Owner Mr. Sandhu</b>  <a href="#">Contact Now</a> </div> <div> <a href="#">Save For Later</a> </div> </div>
<b>Description</b>												
Aptly constructed & well-conceptualized, here is the exclusive commercial office space up for sale and is situated in one of the most coveted localities of Fort, Mumbai. So, buy this property immediately to run a booming business & reach the peak of success in the upcoming days...!!												
Price Breakup	₹ 3.30 Cr											
Facilities	Air Conditioned											
Address	veena chamber opposite share market bus fort Mumbai Maharashtra, Fort, Mumbai - South Mumbai, Maharashtra											
Furnishing	Furnished											
Overlooking	Main Road											
Approved By	Developer											
Landmarks	opp. share market BSE											
Transaction Type	Resale											
<div> <div>  <b>Owner Mr. Sandhu</b>  <a href="#">Contact Now</a> </div> <div> <a href="#">Save For Later</a> </div> </div>												





## Sales Advertisements

**99acres** Commercial Buy | Enter Locality / Project / Society / Landmark | Near Me Q

Home > Commercial Property in Mumbai > Fort > Office/Space > Office 400 sq.ft. Posted on Jan 13, 2021 | Ready to move

**70 Lac** @ 31,819 per sq.ft. Commercial Office/Space for Sale  
in National House, Fort, Mumbai South, Mumbai  
Estimated EMR 0.55,500

View Details NOT AVAILABLE | Website: <https://maharashtra.mahadwara.gov.in>

Overview Owner Details Recommendations

Property ID: Explore Locality Photos/Video

Area: Built up area: 220 sq.ft. (205.69 sq.m.) Configuration: Commercial Office/Space with 1 Washroom

Price: 70 Lac @ 31,819 per sq.ft. Address: National House Fort, Mumbai South

Property Age: 10+ Year Old

Places nearby: 4 National House, 7 Raghunath Dadaji Street, Fort, Mumbai South, Mumbai

Godavara Gamadia Aglary Shantivast Jain Mandir Stable temple krishna gujarati temple Bank of India DBS

Transaction Type: Resale Property Ownership: Co-operative S... Property Code: C23682209  
[www.maharashtra.mahadwara.gov.in](https://maharashtra.mahadwara.gov.in)

About Property  
Address: 4 National House, 7 Raghunath Dadaji Street, Fort, Mumbai South, Mumbai  
Fully furnished office space at prime location Fort, Mumbai. Working distance from CST and churungga station. One small pantry inside office. Washroom also inside office.

**99acres** Commercial Buy | Enter Locality / Project / Society / Landmark | Near Me Q

Home > Commercial Property in Mumbai > Fort > Ready to move office space > 2000 to 2500 sq.ft. Posted on Nov 16, 2021 | Ready to move

**10 Cr** @ 45,167 per sq.ft. Ready to move office space for sale  
in Fort, Mumbai South, Mumbai

Estimated EMR 0.7,38,704

View Details NOT AVAILABLE | Website: <https://maharashtra.mahadwara.gov.in>

Overview Owner Details

Property ID: Photos (15/18)

Area: Carpet area: 2214 sq.ft. (205.69 sq.m.) Configuration: Ready to move office space with 4 Washrooms

Price: 10 Cr + Govt Charges & Tax @ 45,167 per sq.ft. Address: Fort, Mumbai South

Property Age: 5 to 10 Year Old

Transaction Type: Resale Property Ownership: Co-operative S... Property Code: T47593931  
[www.maharashtra.mahadwara.gov.in](https://maharashtra.mahadwara.gov.in)

About Property  
Address: Parin Nariman Street Bazaar Gate, Fort, Mumbai South, Mumbai  
Landmark: Kook Mahindra Bank  
Commercial office with terrace  
Fully furnished, ready to move in





[illegible]

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made at Mumbai this 14th day of July, 1956 the Christian Year Two Thousand and seven BETWEEN MRS AFROZ T MERCHANT an adult of Mumbai Indian Inhabitant presently residing at Flat No. 5, 2<sup>nd</sup> floor, Central Court, Monbar Street, Agripada, Mumbai - 400 011 hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) OF THE ONE PART AND MINT STREET ESTATES PVT. LTD., a Company incorporated under the Companies Act 1956 having its registered office

at 22, Raja Bahadur Mansion, 2<sup>nd</sup> Floor Opp SBI Main Branch, Mumbai-Samachar Marg, Fort, Mumbai-400 023 hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the OTHER PART.

WHEREAS,

- (b) By 2 (two) Deeds of Conveyance executed on 12<sup>th</sup> April, 1999 and duly registered with the Sub-Registrar of Assurances at Mumbai under No. 1817/99 and BSE/1818/99 executed by and between one Afzal A. Briya (herein referred to as "THE VENDOR") and the Vendor herein (herein referred to as "THE PURCHASER") the vendor therein did thereby convey, sell, transfer and assure unto the purchaser therein i.e. the Vendor herein two properties bearing C.S.No. 1081 and 1082 of Fort Division admeasuring 50.17 sq.mtrs. and 51.84 sq.mtrs. (as per property card) respectively along with the structure standing thereon which properties are more particularly described FIRSTLY and SECONDLY in the Schedule hereunder written and shown delineated by GREEN AND RED colour boundary line on the PLATS annexed hereto as ANNEXURE "I" (hereinafter jointly referred to as "THE SAID PROPERTIES") for the consideration and on the terms and conditions therein contained.

- (c) In these circumstances the Vendor herein is the owner of and/or otherwise well and sufficiently entitled to the said properties subject to the said referred tenant.
- (d) The purchaser herein has approached the Vendor to purchase the said properties which the Vendor has agreed on the terms and conditions contained herein.
- (e) The Purchaser, being desirous of completing the said sale has requested the Vendor to execute this Deed of Conveyance which the Vendor has agreed on receipt of the consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance to the aforesaid agreement and in consideration of the sum of Rs. 1,50,00,000/- (Rupees. One Crore Fifty Lakhs Only) paid simultaneously on the execution hereof by the Party bearing No. 156845 dated 7.2.2018 to the Party bearing No. 1428 Bank, State Bank of India Branch being the full and final consideration payable by the Purchaser to the Vendor herein (the payment and receipt whereof the Vendor do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit, release and discharge the Purchaser) the Vendor hereby calls, transfers, grants, assures and conveys unto the Purchaser the said properties bearing C.S.No-1081 and 1082 of Fort Division measuring 50.17 sq.mtrs. and 51.84 sq.mtrs. (as per property card) along with the structure therein standing thereon of ground plus one floor measuring 1992 sq. mtr. (but up area) and more particularly described FIRSTLY & SECONDLY in the schedule hereunder and shown in GREEN

Registration District and Sub-District of Mumbai and assessed by Mumbai Municipal Corporation under "A" Ward No. 1983 (3 B. B.) former Street No. 22 B. B. present Street No. 98 and bounded as follows: On the North by properties bearing C.S. No. 1081 On the South by a Public Passage, On the East by a public footpath and beyond that by the Mint Road and On West by a passage and beyond that by the properties bearing Cadastral Survey No. 1057 of Fort Division.

SIGNED SEALED AND DELIVERED by

the withinnamed : "VENDOR"  
MRS. AFROZ T. MERCHANT

in the presence of:

1. Technical  
2. 3. D. Eastman  
Autos 2 6000

SIGNED SEALED AND DELIVERED BY: MINI STREET-ESTATES PVT. LTD

the withinnamed : "PURCHASER"  
MINT STREET ESTATES PVT. LTD.

in the presence of<sup>2</sup>

1. Quero
2. Swiggen Vorn

