

**Valuation of Commercial Office 96-98, Ground+1
Upper Floor, Mint Street, New S. No- 9786, C.S.
No- 1081 & 1082, A-Ward Mint Road, Near
National Hindu Hotel, off. P-De. Mello Road, Tal
& Dist-Mumbai-400001.**

Name of Owner:
M/s. Mint Street Estates Pvt. Ltd.

Prepared by **R. K. Patel** (SBI Panel Valuer)



R. K. PATEL

M. E. (MECH.) FCMA
M. Sc. (RE Valuation)
Dip. in Business Valuation
FIV. MICA, MIE
Chartered Engineer (I)
Insolvency Professional (IBBI)

R. K. PATEL

Insurance Surveyors
Loss Assessors
Govt. Regd. Valuers-
Real Estate, Plant & Machinery Shares, Stocks, Business Assets etc.
Cost & Management Accountants
Certified Energy Auditors
Insolvency Professional

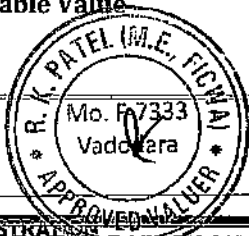
Ref: RKP/SBI/MUM/2021-22/03/16

Date: 15/03/2022

To,
The Manager,
State Bank of India
SAMB-II, Mumbai.

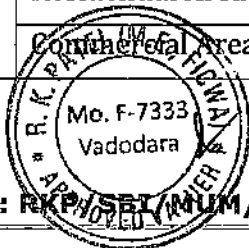
**VALUATION REPORT**

Name of Owner	:	M/s. Mint Street Estates Pvt. Ltd.
Name of Borrower	:	M/s. United Fortune International Pvt. Ltd.
Address of Property	:	Valuation of Commercial Office 96-98, Ground+1 Upper Floor, Mint Street, New S. No-9786, C.S No-1081 & 1082 of Front Division, A Ward, Mint Road Near National Hindu Hotel, off. P. De Mello Road, Tal & Dist-Mumbai-400001.
Type of Property	:	Commercial Premise
Present Market Value	:	Rs.4,14,63,000.00 (Rs. Four Crore Fourteen Lakhs Sixty-Three Thousand Only).
Realizable Market Value	:	Rs.3,52,43,000.00 (Rs. Three Crore Fifty-Two Lakhs Forty Thousand Only).
Distress Sale Value	:	Rs.3,10,97,000.00 (Rs. Three Crore Ten Lakhs Ninety-Seven Thousand Only).
Insurable Value	:	Rs. 32,10,000.00 (Rupees Thirty-Two Lakh Ten Thousand Only)

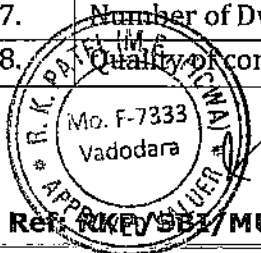


VALUATION REPORT (IN RESPECT OF COMMERCIAL BUILDING)

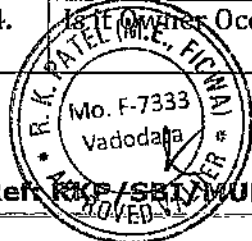
I.	GENERAL		
1.	Purpose for which the valuation is made		To Ascertain the fair market values of the property as on Date for Recovery Purpose
2.	a	Date of inspection	12.01.2022
	b	Date of Which Valuation Made	15.03.2022
3.	List of Documents produce for perusal		<ul style="list-style-type: none"> ➤ Copy of Index II No. 9611/2007. ➤ Copy of Deed of Conveyance Dated 07.09.2007
4.	Name of the owner(s) and his /their address with phone (Details of Share in Each owner in case of joint Ownership)		M/s. Mint Street Estates Pvt. Ltd. Commercial Premise 96-98, Ground + 1 Upper Floor, Mint Street, 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		(M/s. United Fortune International Pvt. Ltd.)
5.	Brief Description of the Property (Including Leasehold/Freehold etc)		Commercial Premises Free Hold
6.	Location of Property		Near National Hindu Hotel
	a)	Plot No. Survey No.	9786
	b)	Door No.	Commercial Premise No- 96-98
	c)	C.T.S No/Village	C.S. No. 1081 & 1082
	d)	Ward/Taluka	A Ward, Mumbai
	e)	Mandal/District	Mumbai-400 001
	f)	Date of Issue and validity of layout of approved map/ plan	Not Provided for verification
	g)	Approved map/plan issuing Authority	
	h)	Whether genuineness or authenticity of approved map/plan is verified	
7.	Postal Address of the Property		Commercial Premise 96-98, Ground + 1 Upper Floor, Mint Street, 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, Mumbai
	Residential Area		Yes
	Commercial Area		Yes



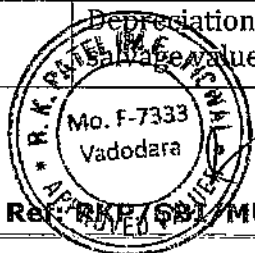
	Industrial Area	No
9.	Classification of Area	
	i) High /Middle /Poor	Middle Class
	ii) Urban/Semi urban/Rural	Urban Area
10.	Coming Under Corporation Limit/Village Panchyat/Municipality	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State/Central Govt. Enactment (e.g. Urban Land Ceiling Act) or notified Agency Area/ Scheduled Area/Cantonment Area)	NA
12.	Boundaries of the property	
	North	Navrang Beauty Parlour
	South	Road
	East	Mint Road
	West	Road
13.	Dimensions of the Site	Built up Area - 1992.37 Sq. ft.
13.1	Extent of the Site	Built up Area - 1992.37 Sq. ft.
14.	Latitude, Longitude and Coordinate of site	18.935876 N,72.836929 E
15.	Extent of Site Considered for valuation (Least of 13 & 13.1)	Built up Area - 1992.37 Sq. ft.
16.	Whether Occupied by Owner/Tenant? if Occupied by Tenant, Since How long? Rent Received per month	Information not available
II Apartment Building		
1.	Nature of apartment	Commercial Premises
2.	Location	Fort, Mumbai
	C.T.S. no	S. No. 9786, C.S. No. 1081 & 1082
	Block No.	---
	Ward No.	A Ward No. 1943 (4)
	Village/Municipality/Corporation	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	Residential
4.	Year of Construction	Details not made available
5..	Number of floors	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
	Underground Sewerage	Covered
	Car parking-Open/Covered	Open
	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 Premise No- 96-98
3.	Specification of Office	
	Roof	MS Framed Structure with Roof of Metal Sheet
	Flooring	We have inspected the property from out side
	Doors	
	Windows	
	Electrical Fitting	
	Finishing	
4.	House Tax	Details Not Provided for verification
	Assessment no.	
	Tax Paid In the name of	
	Tax Amount	
5.	Electricity Service Connection No.	Details Not Provided for verification
	Meter card is in the name of	Details Not Provided for verification
6.	How is the Maintenance of the Office	The building is look good from out side
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 - 1992.37 Sq. ft.
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 we found the property is locked.
12.	Is it Posh /I Class/ Medium/ Ordinary	Medium
13.	Is it Being used for residential Or Commercial Purpose?	Commercial
14.	Is it Owner Occupied or Let out?	Information not available



15.	If rented, what is the Monthly Rent?	N.A.
IV	Marketability	
1.	How is the Marketability?	Good
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 informed nearby people Notice of demolition for Illegal Construction to Structure issued by MCGM.
V	Rate	
1.	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)	Prevailing market rate for Office premises in this location is Rs. 30,000/- to Rs. 35,000/- per sq. ft on Built-Up area.
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)	Adopted Composite Rate Method Adopted rate- Rs. 21,000.00 per sq. ft.
3.	Break-up for rate	Considered as composite rate
	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	---
5	Guideline rate obtained from Register Office (An Evidence thereof to be enclosed)	Rs. 27,007/- per Sq. ft. Value- 1992.37 Sq. ft. x Rs.27,007/- per Sq. ft. =Rs. 5,38,07,937.00
6	Insurable Value	Rs.32,10,000.00
VI	COMPOSITE RATE ADOPTED AFTER DERPRECIATION	
a.	Depreciated Building rate	Rs. 21,000/- per sq. ft.
	Replacement Cost of flat with services {V(3)i}	N.A
	Age of the Building	09 Years
	Life of the Building estimated	58 Years
	Depreciation Percentage assuming the Replacement value as 10%	---



	Depreciated ratio of the Building		---
b.	Total Composite rate arrived for valuation		Rs. 21,000/- per sq. ft.
	Depreciated building rate VI(a)		Rs. 21,000/- per sq. ft.
	Rate for land & others V(3)ii		NA
	Total Composite Rate		Rs. 21,000/- per sq. ft.

Part C- (Extra Items) (Amount in Rs.)

1.	Portico	---	
2.	Ornamental front door	---	
3.	Sit out/ Verandah with steelgrills	---	
4.	Overhead water tank	---	
5.	Extra steel/ collapsible gates	---	
	TOTAL	---	

PartD-(Amenities) (Amount in Rs.)

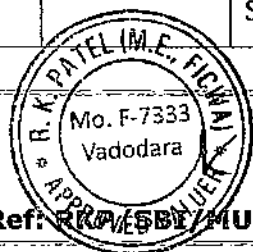
1	Wardrobes	---	
2	Extra sinks and bath tub	---	
3	Marble / ceramic tiles flooring	---	
4	Interior decorations	---	
5	Architectural elevation works	---	
6	Aluminum works	---	
7	Aluminum hand rails	---	
8	False ceiling	---	
	TOTAL	---	

PartE-(Services) (Amount in Rs.)

1	Water supply arrangements	---	
2	Drainage arrangements	---	
3	Compound wall	---	
4	C. B. deposits, fittings etc.	---	
5	Pavement	---	
	TOTAL	---	

COST OF CONSTRUCTION

Sl. No.	Description	Quantity	Rate Per Sqft	Replacement Cost	Dep.1.5% (07Year) From Cost of Construction	Depreciated Value of Flat
1	G+1 RCC	1992.37 Sq. ft.	1800	Rs.35,86,266.00	Rs.3,76,557.93	Rs. 32,09,708.07
					Total	Rs.32,10,000.00



MARKET VALUE

Sl. No.	Description	Quantity	Rate Per Sq. ft.	Replacement Cost	Dep.1.5% (07Year) From Cost of Construction	Market value of flat Rs.
1	Present Value of the Commercial Office	1992.37 Sq. ft.	Rs.21,000 0/-	Rs. 4,18,39,770.00	Rs. 3,76,557.93	Rs.4,14,63,212.07

ABSTRACT OF VALUATION

Sr. no.	Description	Area	Adopted Rate in Rs. Per Sq.ft.	Fair Market Value Rs.
1	Present value of Flat	1992.37 Sq.ft.	Rs.21,000/-	Rs.4,14,63,212.07
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	---	---	---
			Total	Rs.4,14,63,212.07
			Or say	Rs.4,14,63,000.00

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.4,14,63,000.00 (Rs. Four Crore Fourteen Lakhs Sixty Three Thousand Only)**. The Realizable value of the above property is **Rs.3,52,43,000.00 (Rs. Three Crore Fifty Two Lakhs Forty Thousand Only)**. The distress sale value of the above property is **Rs.3,10,97,000.00 (Rs. Three Crore Ten Lakhs Ninety Seven Thousand Only)**.

DATE:15/03/2022



CERTIFICATE

It is hereby certified that in my opinion

I). The Fair market value of the property discussed in the report (above) by adopting prevailing market rate for flat is Rs.21,000/- per sq. Ft. The forced Sale value of the property is estimated as 25% less than the present market value.

II). Number of title deed(s) involved in this property is none as property has been inherited.

If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.

Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in (1).

III). The Property was inspected on 12/01/2022 in the presence of owner's representative.

IV). The Legal Aspects were not considered in this valuation.

V). This valuation work was/has been undertaken by the Valuer based upon the request from the state bank of India, SAMB-II, Mumbai.

Notes:

I). Latest two transactions are not available.

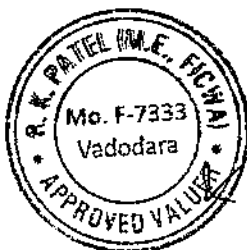
II). We have not verified the legal title of the property.

III). We have been provided only copy of gift deed, electricity bill copy, completion certificate. Bank is suggested to verify legal title of the property, Possession Letter, N.A. Order, etc. Our report is strictly based upon documents furnished to us. We are not responsible for any legal matter related to this report.

IV). We reserve the right to alter our conclusion should any information that we are not aware of at the time of preparing this report come to light that has a material impact on the conclusions herein.

Justification Part: This value derived by local inquiry and personal experience, keeping in mind the area on which property is falling, size, shape, surrounding development of area, nature of surrounding locality, nature of hold of plot, facilities available, civic amenities for communication, permissible and restriction in development, and future potentiality, which will be purely on opinion of which written proof cannot be produced.

Transaction Part: Since most of the transaction are registered as per the rate as shown in RRV value, so it is of no relevance to get two transactions from the Sub registrar's office and just putting down in valuation report. Moreover, this exercise costs lot of money and time as well to Valuers.



Notes:

- I). This valuation report contains 21 pages.
- II). We rely on the papers / data / information furnished by client / bank of subject property.
- III). We have made certain assumption to the best of our knowledge and technical experiences whenever relevant data are not available.
- IV). The value varies with time and purpose and so valuation report may not be referred for other purpose then mentioned in report.
- V). We hereby declare that information furnished above is true and correct to the best of our knowledge and verification.
- VI). We have no direct or indirect interest in this valuation. We have personally visited at site at **Valuation of Commercial Office 96-98, Ground+1 Upper Floor, Mint Street, New S. No-9786, C.S No-1081 & 1082 of Front Division, A Ward, Mint Road Near National Hindu Hotel, Off. P. De Mello Road, Tal & Dist-Mumbai-400001.**
- VII). We have not been convicted for any offence and sentenced to a term of imprisonment.

Enclosures:

- I). Pictures of subjected property.
- II). Satellite view of area in which subjected property is situated.
- III). Guideline Rate

DATE: 15/03/2022

PLACE: MUMBAI



The undersigned has inspected the property detailed in the Valuation Report dated 20.01.2022. We are satisfied that the fair and reasonable market value of the property is Rs.4,14,63,000.00 (Rs. Four Crore Fourteen Lakhs Sixty-Three Thousand Only).

DATE: 15/03/2022

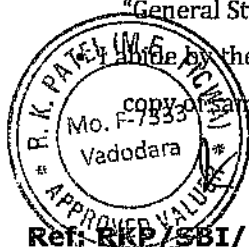
SIGNATURE
(NAME OF ASSISTANT GENERAL MANAGER WITH OFFICIAL SEAL)

DECLARATION- CUM- UNDERTAKING

I, R.K. Patel son of Sh. Kantilal J Patel does hereby solemnly affirm and state that:

- I am a citizen of India
- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- The information furnished in my valuation report dated 15/03/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- My representative inspected the property on 24.01.2022. The work is not subcontracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been de-empanelled/ delisted by any other bank and in case any such de-empanelled by other banks during my empanelment with you; I will inform you within 3 days of such de-empanelment.
- I have not been removed / dismissed from service/employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity.
- I have not been declared to be unsound mind.
- I am not an un-discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I am not an un-discharged insolvent.
- I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- My PAN Card number/Service Tax number as applicable is ACPPP2713A
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable

I have read and agree by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)



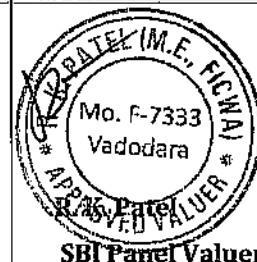
- I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- Further, I hereby provide the following information.



S. NO.	PARTICULARS	VALUER COMMENT
1	background information of the asset being valued;	Valuation of Commercial Office 96-98,Ground+1 Upper Floor, Mint Street ,New S. No-9786,C.S No-1081 & 1082 of Front Division, A Ward, Mint Road Near National Hindu Hotel, Off. P. De Mello Road, Tal & Dist- Mumbai-400001.
2	purpose of valuation and appointing authority	To Ascertain the fair market values of the property as on Date for Recovery Purpose.
3	identity of the valuer and any other experts involved in the valuation;	Mr. R. K. Patel.
4	disclosure of valuer interest or conflict, if any;	Not any.
5	date of appointment, valuation date and date of report;	Valuation Date: 24/01/2022 Date of Report: 15/03/2022
6	inspections and/or investigations undertaken;	As per guidelines
7	nature and sources of the information used or relied upon;	Local enquiry from property vendors and neighbors.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite rate are adopted as per the sales comparison method.
9	restrictions on use of the report, if any;	State Bank of India, SARB, Mumbai.
10	major factors that were taken into account during the valuation;	No.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	State Bank of India, SAMB-II, Mumbai.

DATE: 15/03/2022

PLACE: MUMBAI



SBI Panel Valuer

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

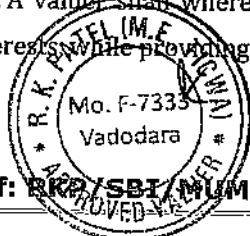
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests while providing unbiased services.



16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge successfee.

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

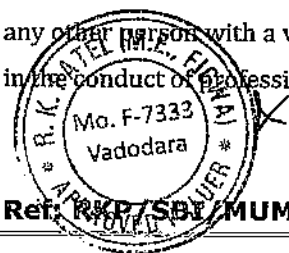
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.



Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time



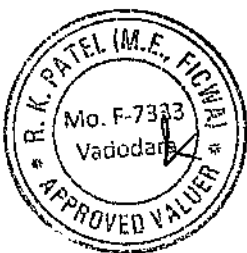
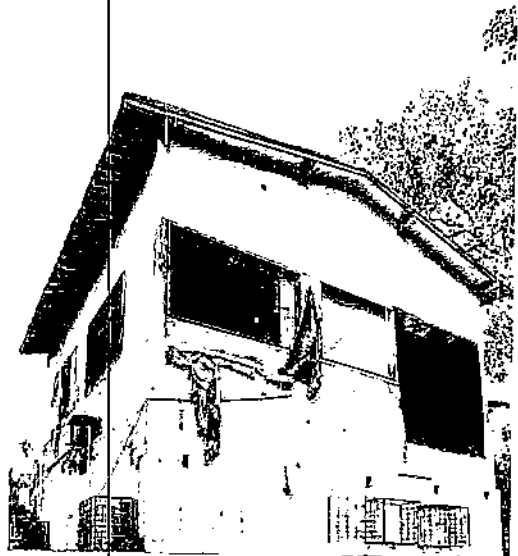
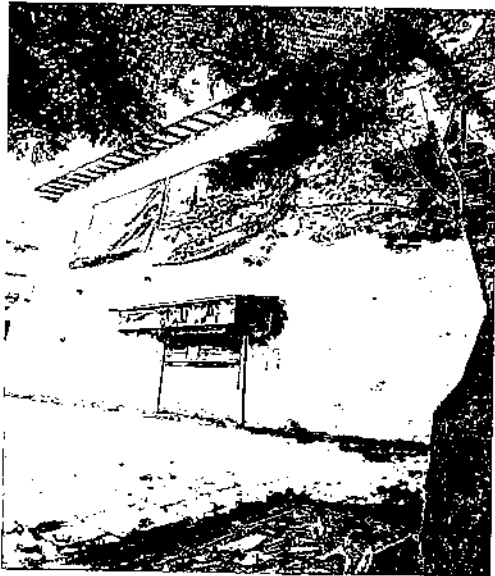
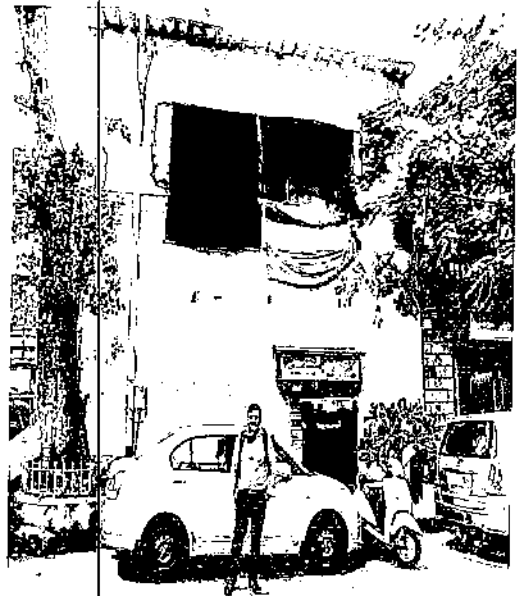
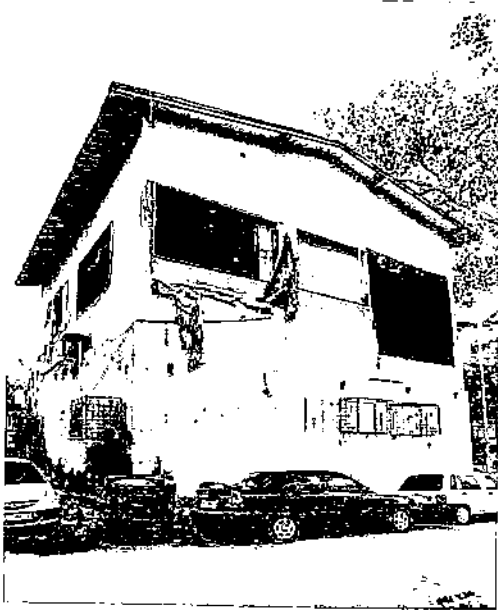
Signature of the valuer

Name of the Valuer

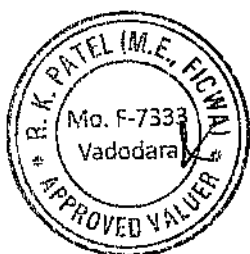
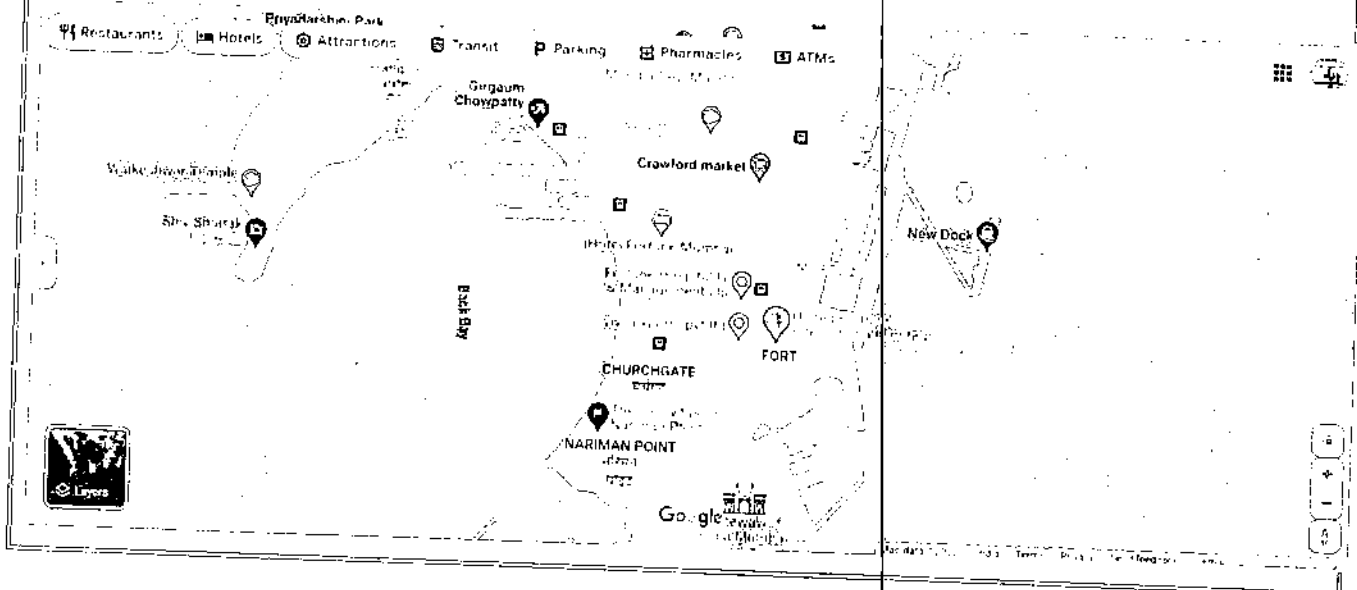
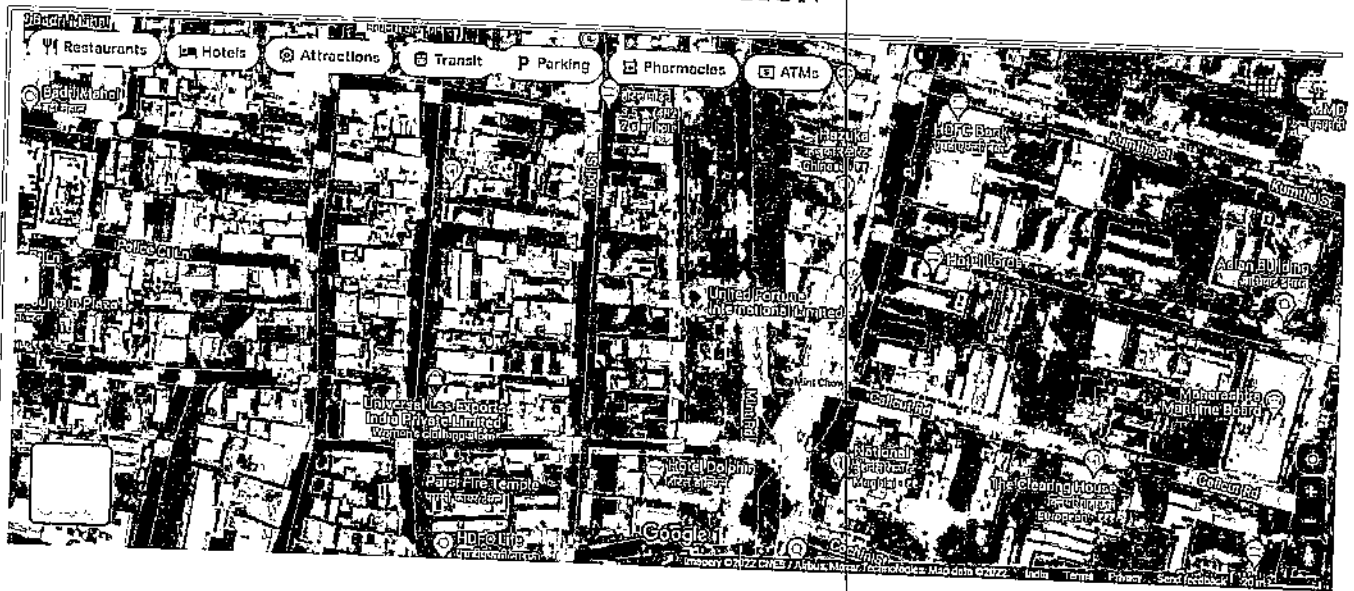
DATE: 15/03/2022

PLACE: MUMBAI

VIEWS OF THE PROPERTY



GOOGLE LOCATION



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Posted on Jan 02 '22

PROPERTY DETAILS

LOCALITY DETAILS



Floor
Ground (Out of 2 Floors)

Overlooking
Main Road

Super area

400 sqft +

~ 3600 sqft

Carpet area

800 sqft +

~ 41,200 sqft

Locality

100%

Furnished status

Furnished

Facility

Dry Pantry

Workrooms

None

Car parking

None

Construction Status

Ready to Move

Units available

1

Virtual Availability

24 Hours Available

Call Dry Pantry/Cafeteria Available

[Contact Owner](#)

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Save Property

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Mr. Gendin

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Description

Apex constructed & well conceptualized here is the exclusive commercial office space up for sale and is situated in one of the most covered commercial areas in Mumbai. The building is centrally located, having a good parking facility & modern amenities. The office space is designed to suit the needs of the client.

[more](#)

Price Breakup

₹ 3.30 Cr

Facilities

Air Conditioned

Address

Veena chamber opposite share market bse fort Mumbai Maharashtra, Fort, Mumbai - South Mumbai, Maharashtra

Furnishing

Furnished

Overlooking

Main Road

Approved By

Developer

Landmark

Share market BSE

Name

Phone

IND +91

✓ Mumbai - Fort

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GUIDELINE RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

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Year

2021/2022

Annual Statement of Rates

Language

English

Selected District

मुंबई (मेन)

Select Village

कोट्टे विधानसभा

Search By

☒ Survey No ☐ Location

Enter Survey No

1081

Search

उपविभाग

सुपरी
बसींग

निवासी
तदनिष्ठा

मौकीस

कुलने

नौचोमि

एकक
(Rs./)

Attribute

2/25 - सुभाग : कोट्टे भाग, सी.एस.टी. रेल्वे स्थानकापासून
दक्षिणेकडे वीर मरीमन रोड पर्यंतचा वादाभाई नौरोजी रोड
व गद्दीव भगवसिंग रोड या मधील भाग

104310

211490

290700

376300

211490

वीरम
मीटर

सि.डी.एस.
नंबर

