

Govt. Register Valuer

Reg. No :- CAT - I – 202 (Income Tax)

Reg No :- IBBI/RV/02/2019/11393

Institution of Valuer – Reg No F-19826

Chartered Engineer Reg. No M -143241- 3

Sanjay J Oswal

BE (CIVIL), FIV, MIE

Valuer's & Engineering Service's

B803 Viceroy Park , Next To Kanderpada Bus Stop Premila Nagar Kanderpada Off Link Road , Dahisar (West) Mumbai Maharashtra 400068

E-mail:-oswal.sanjay00@gmail.com

Mob:- 98814 47404 / 86250 95422

Ref No:- SO/MUM/V/110/2022-23

Date:- 03/12/2022

CONCLUSION OF VALUE

To,

The Branch Manager

State Bank of India,

Branch:- Diamond Branch, BKC, Bandra (E), Mumbai.

Sub:- Valuation Report of property at City:- Kolkalyan, Bandra (E), Tal.- Mumbai,

Dist- Mumbai

Respected Sir,

Please find enclose herewith the valuation report of property is owned by M/s. S. Rajiv & Co at City Survey No.4207, Plot No.C-28, G- Block, "Bharat Diamond Bourse, Tower E, Central Wing" Office No.EC-7091 on Seventh Floor, Bandra Kurla Complex, Near JIO World Centre Gate 15 & Diamond Bazar, Opp. BKC Ground, City:-Kolkalyan, Bandra (E), Tal.- Andheri, Dist- Mumbai 400051.

Total amount of reasonable market value of above property is

1	FAIR MARKET VALUE	Rs.5,48,34,000.00
2	RELIASABLE VALUE	Rs.4,93,50,000.00
3	FORCED / DISTRESS VALUE	Rs.4,38,67,000.00
4	GOVT REG VALUE (GUIDELINE VALUE)	Rs.3,40,19,000.00
5	INSURABLE VALUE	Rs.21,00,000.00

Thanking You,

Sanjay J Oswal

BE (Civil) FIV, MIE

Govt. Reg. Valuer

VALUATION REPORT (IN RESPECT OF FLAT)

I. GENERAL:-			
1.	Purpose for which the valuation is made	:	To ascertain to the fair market value of above property for Security against loan in State Bank of India, Branch – Diamond Branch, BKC, Bandra (E), Mumbai
2.	a) Date of inspection	:	02/12/2022
	b) Date on which the valuation is made	:	03/12/2022
3.	List of documents produced for perusal		
	i) Details of Ownership Documents	:	Copy of Regd. Agreement to Sale No. Andheri -3 BDR-7575/2010, Dated 24/07/2010.
	ii) Details of Approved Building Plan	:	Copy of Building Plan Sanctioned Under Occupancy certificate issued by Mumbai Metropolitan Region Development Authority, Having No. TCP (P-2)/BKC/27(CC)/G/C- 28 /V/ T-7&7B/1010/2009, Dated 06/09/2009.
	iii) Details of Occupancy Certificate	:	Copy of Building Plan issued by Mumbai Metropolitan Region Development Authority, Having No. TCP (P-2)/BKC/27(CC)/G/C-28 /V/ T-7&7B/1010/2009, Dated 06/09/2009.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. S. Rajiv & Co.
5.	Brief description of the property	:	This property is in the form of R.C.C Office @ Seventh floor in “ Bharat Diamond Bourse, Tower E, Central Wing ” Office No.EC-7091. It is situated in well-developed semi commercial area within Municipal Corporation of Greater Mumbai. The locality may be classified as Upper class. The important civil amenities like bank, school, shop, bus- stop, dispensaries, market are within 500.00 Mt. range of the above property

6.	Location of property		
	a)	Plot No. / Survey No.	: City Survey No.4207, Plot No.C-28, G- Block
	b)	Door No.	: Office No.EC-7091
	c)	T.S. No. / Village	: Kole Kalyan
	d)	Ward / Taluka	: Andheri
	e)	Mandal / District	: Mumbai 400 051
	f)	Date of issue & validity of layout of approved plan.	: Copy of Building Plan Sanctioned Under Occupancy Certificate Taken from Mumbai Metropolitan Region Development Authority, Having No. TCP (P-2)/BKC/27(CC)/G/C-28/V/ T-7&7B/1010/2009, Dated 06/09/2009.
	g)	Approved plan issuing authority.	: Within Mumbai Metropolitan Region Development Authority
	h)	Whether genuineness or authenticity of approved plan is verified	: Yes
	i)	Any other comments by our empaneled values on authentic of approved plan.	: No
7	Postal address of the property		: As Above
8	City / Town		: Kolekalyan, Bandra (E),
	Residential area		: No
	Commercial area		: Yes
	Industrial area		: No
9	Classification of the area		:
	i) High / Middle / Poor		: High class
	ii) Urban / Semi Urban / Rural		: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		: Lies within Municipal Corporation of Greater Mumbai
11	Whether covered under any State/Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.		: No

12	Boundaries of the property	:	PLOT - As per document	
	North	:	By Tower No. F.	
	South	:	By Tower No. D.	
	East	:	By Tower No. E (East Wing).	
	West	:	By BKC Road.	
13	Dimensions of the site	:	As per the Deed	Actual
	North	:	---	---
	South	:	---	---
	East	:	---	---
	West	:	---	---
14.1	Extent of the site	:	Carpet Area- 1040.00 Sq. Ft. Built Up Area- 1248.00 Sq. Ft.	
14.2	Latitude & longitude	:	Latitude - 19°03'56.3"N Longitude - 72°51'50.1"E	
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	Built Up Area- 1248.00 Sq. Ft.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied	
II.	APARTMENT BUILDING			
SNo	Description	:	Remarks.	
1	Nature of the apartment	:	Multi storied R.C.C. frame structure	
2	Location	:	Bandra Kurla Complex, Near JIO World Centre Gate 15 & Diamond Bazar, Opp. BKC Ground	
	T.S. No.	:	City Survey No.4207, Plot No.C-28,	
	Block No.	:	G- Block	
	Ward No.	:	Ward “H-East”	
	Village / Municipality / Corporation	:	Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	City:- Kolkalyan, Bandra (E), Tal.- Andheri, Dist- Mumbai 400051.	
3	Description of the locality Residential / Commercial / Mixed	:	Commercial	
4	Year of Construction	:	Year 2009	

5	Number of floors	:	Basement floor + Ground + 9 upper Floors.
6	Type of structure	:	Multi storied R.C.C. framed structure.
7	Number of dwelling units in the building.	:	G + 8 Floor Building
8	Quality of construction	:	Good
9	Appearance of the building	:	Good
10	Maintenance of the building	:	Good
11	Facilities available	:	
	Lift	:	Yes
	Protected water supply	:	Yes
	Underground sewerage	:	Yes
	Car Parking – Open / Covered	:	Yes. (2 Covered Car Parking)
	Does compound wall exist?	:	Yes
	Is pavement laid around the Building?	:	Yes
III	Office		
1	The floor in which the flat is situated	:	Offices is located on Seventh Floor
2	Door No. of the Office	:	Office No.EC-7091
3	Specifications of the Office	:	As per site visit
	Roof	:	R.C.C. slab for roofing.
	Flooring	:	Vitrified Tiles Flooring
	Doors	:	Teak Wood frames with Flush door
	Windows	:	Fixed Glass Facade window
	Fittings	:	Concealed type electric fitting
	Finishing	:	Cement plaster finish
4	House Tax	:	Documents not in our perusal
	Assessment No.	:	----
	Tax paid in the name of	:	----
	Tax amount	:	----
5	Electricity Service connection No.	:	Consumer No.900000909522
	Meter Card is in the name of	:	M/s. S. Rajiv & Co
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	M/s. S. Rajiv & Co

8	What is the undivided area of land as per Sale Deed?	:	The undivided area of land is not mentioned in agreement.
9	What is the plinth area of the flat?		Total Built-up Area = 1248.00 Sq. Ft.
10	What is the floor space index (app.)	:	Allowable FSI:- 1.40 + TDR Total consumed FSI:- 1.40 + TDR
11	What is the Carpet Area of the flat?	:	Carpet Area- 1040.00 Sq. Ft.
12	Is it Posh /I Class /Medium /Ordinary?	:	Posh
13	Is it being used for residential or commercial purpose?	:	Commercial Purpose
14	Is it owner-occupied or let out?	:	Owner occupied.
15	If rented, what is the monthly rent?	:	1,25,000.00 to 1,50,000.00 Per Month
16	Remark, if any	:	NA
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Office is Located in well-developed semi commercial area
3.	Any negative factors are observed which affect the market value in general?	:	No.
V RATE			
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Rs. 40,000.00 to Rs.45,000.00 Per Sq. Ft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Rs. 40,000.00 to Rs.45,000.00 Per Sq. Ft.
3	Break – up for the rate		Rs.43,000.00 Per Sq. Ft. on B/Up area
	i) Building + Services	:	Land: Rs.39,500.00 Per Sq. Ft. Const. : Rs.3,500.00 Per Sq. Ft.
	ii) Land + others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Guideline Rate : For Office: Rs.3,45, 060.00 Per Sq. Mt. i.e. Rs. 32,068.77 Per Sq. Ft. 1248.00 Sq. Ft. x 32,068.77 Per Sq. Ft. x 0.85 = Rs.3,40,18,551.216 Say Rs.3,40,19,000.00

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Replacement building rate	:	Rs.43,000.00 Per Sq. Ft. on B/Up area
	Replacement cost of flat with Services (v(3)i)	:	Rs.43,000.00 Per Sq. Ft. on B/Up area
	Age of the building	:	13 years old
	Life of the building estimated	:	47 years under normal condition subject to regular & proper maintenance
	Depreciation percentage assuming the salvage value as 10%	:	Depreciation Factor- 0.19 (19%) Depreciation=Rs.3500.00 x 0.19 = Rs.665.00 Depreciated Rate = Rs.43,000.00- Rs.665.00 = Rs.42,335.00
	Replacement Rate of the building	:	Rs.42,335.00 Per Sq. Ft. on B/Up area
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Land: Rs.39,500.00 Per Sq. Ft. Const. : Rs.2835.00 Per Sq. Ft.
	Rate for Land & other V (3) ii	:	
	Total Composite Rate	:	Rs.42,335.00 Per Sq. Ft

VII. DETAILS OF VALUATION :

S.No.	Description	Qty. in Sq. Ft.	Rate Per unit (Rs.) Sq. Ft.	Estimated Value (Rs.)
1.	Present value of the Office	1248.00	Rs.42,335.00	Rs.5,28,34,080.00
2.	Wardrobes			
3.	Showcases / Almirahs			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior Decorations & Furniture			
7.	Electricity deposits /Electrical fittings etc.			
8.	Extra collapsible gates/ grill works etc.			
9.	Potential value, if any			
10.	Others – Parking	2 No. of parking	Lum sum	Rs.20,00,000.00
			Total	Rs.5,48,34,080.00
				Rs.5,48,34,000.00

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.5,48,34,000.00**
(In word - Rs. Five Crore Forty Eight Lakh Thirty Four Thousand Only) and

REALIZABLE VALUE:- **Rs.4,93,50,000.00**

DISTRESS VALUE :- **Rs.4,38,67,000.00**

GOVT REG VALUE :- **Rs.3,40,19,000.00**

INSURABLE VALUE:- 1248.00 Sq. Ft. x Rs.2,473.97 Per Sq. Ft. x 0.85 x 0.80 = **Rs.20,99,509.90**

Say **Rs.21,00,000.00**

Date:- 03/12/2022

Place : Mumbai

Sanjay J Oswal
BE (Civil) FIV, MIE
Govt. Reg. Valuer

Govt. Register Valuer

Reg. No :- CAT - I – 202 (Income Tax)

Reg No :- IBBI/RV/02/2019/11393

Institution of Valuer – Reg No F-19826

Chartered Engineer Reg. No M -143241- 3

Sanjay J Oswal

BE (CIVIL), FIV, MIE

Valuer's & Engineering Service's

B803 Viceroy Park , Next To Kanderpada Bus Stop Premila Nagar Kanderpada Off Link Road , Dahisar
(West) Mumbai Maharashtra 400068

E-mail:-oswal.sanjay00@gmail.com

Mob:- 98814 47404 / 86250 95422

(ANNEXURE – I)

I, Mr. Sanjay Oswal son of Mr. Jawanmal Oswal do hereby solemnly affirm & state that:

- a. I am a citizen of India.
- b. 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.
- c. The information furnished in my valuation report dated 03/12/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have inspected the property on 02/12/2022. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format prescribed by the bank
- f. I have not been decanalled/delisted by any other bank and in case any such empanelment by other banks during my empanelment with you, I will inform you within 3 days of such empanelment.
- g. I have not been removed/ dismissed from service/employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be of unsound mind
- k. I am not an undercharged bankrupt or has not applied to be adjudicated as a bankrupt.
- l. I am not an undercharged solvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for 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, & five years have not elapsed after levy of such penalty.
- n. 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.
- o. My Pan card is **AABPO5408R**

- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete & full disclosure.
- r. 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL score & credit worthiness is as per Bank’s Guidelines.
- x. I am the proprietor who is competent to sign this valuation report
- y. I will undertake the valuation work on receipt of letter of engagement generated from the system only
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The said property is owned by M/s. S. Rajiv & Co This is based on information given by owner & documents available for our perusal.
2	Purpose of valuation and appointing authority	To ascertain the fair market value of the property. As per request of The Branch Manager, State Bank of India, Branch- Diamond Branch, BKC, Bandra (E), Mumbai
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Sanjay J Oswal No any other expert
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment - 30/11/2022 Valuation date – 02/12/2022 Date of report – 03/12/2022
6	Inspections and/or investigations undertaken;	Site inspection was carried on 02/12/2022 along the Mr. Mahesh Joshi (Company Staff)

7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted along with Company Representative & the valuation report was prepared by adopting composite rate method of valuation.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. ii) Supply & demand. iii) Locality. iv) Construction quality.
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.	No such circumstances were noticed.

Date : 03/12/2022

Place : Mumbai

Sanjay J Oswal
BE (Civil) FIV, MIE
Govt. Reg. Valuer

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ only).

Signature

Date:

(Name of the Branch Manager)

Govt. Register Valuer

Reg. No :- CAT - I – 202 (Income Tax)

Reg No :- IBBI/RV/02/2019/11393

Institution of Valuer – Reg No F-19826

Chartered Engineer Reg. No M -143241- 3

Sanjay J Oswal

BE (CIVIL), FIV, MIE

Valuer's & Engineering Service's

B803 Viceroy Park , Next To Kanderpada Bus Stop Premila Nagar Kanderpada Off Link Road , Dahisar (West) Mumbai Maharashtra 400068

E-mail:-oswal.sanjay00@gmail.com

Mob:- 98814 47404 / 86250 95422

(ANNEXURE – II)

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 endeavor 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.
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.
- 9.A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 10 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

11. 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.
- 12.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.
- 13.A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 14.A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 15.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.
- 16.A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
- 17.As an independent valuer, the valuer shall not charge success fee.
- 18.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

19.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

20 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.

21.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.

22.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.

23.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.

24.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).

25.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.

26.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.

27.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.

28.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.

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

Miscellaneous

30.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.

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

Date : 03/12/2022


Place : Mumbai

Sanjay J Oswal

BE (Civil) FIV, MIE


Govt. Reg. Valuer

GUIDLINE RATE:- Office - Rs.3,45,060.00 Per Sq. Mt. i.e. Rs. 32,068.77 Per Sq. Ft.



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

Feedback

Year
20222023

Annual Statement of Rates

Language
English

Selected District
मुंबई(उपनगर)

Select Village
कोळेकल्याण (अंधेरी)

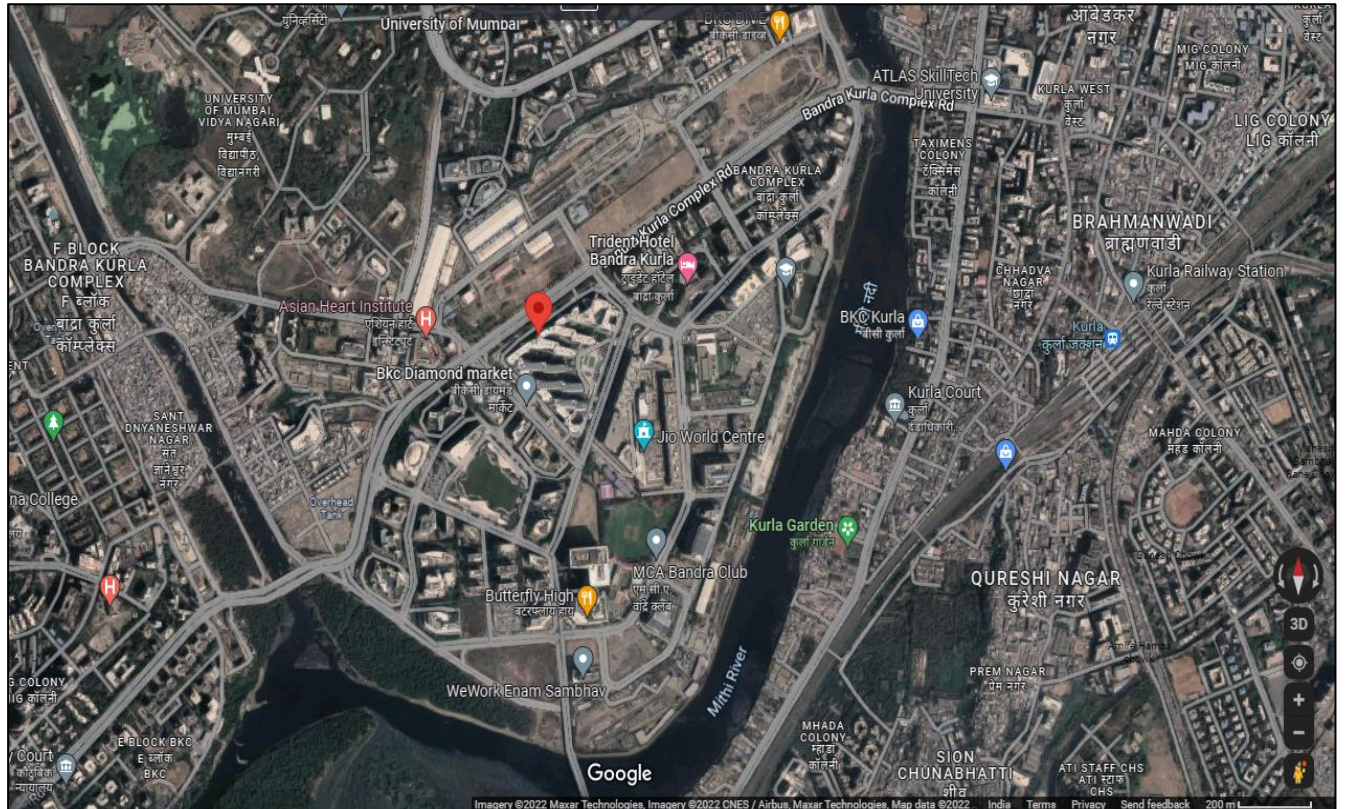
Search By
☒ Survey No ☐ Location

Enter Survey No
4207

Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
31/173A-बांद्रा कुर्ला कॉम्प्लेक्स मधील जी ब्लॉक व लगतच्या मिळकती.	161070	300060	345060	403300	300250	चौरस मीटर	सि.टी.एस. नंबर
31/173B-भूभाग : उत्तरेस सि.एस.टी. रोड, पूर्वेस व पश्चिमेस डी.पी. रोड व दक्षिणेस बांद्रा कुर्ला कॉम्प्लेक्सची हद्द	167510	323240	385110	455400	346290	चौरस मीटर	सि.टी.एस. नंबर

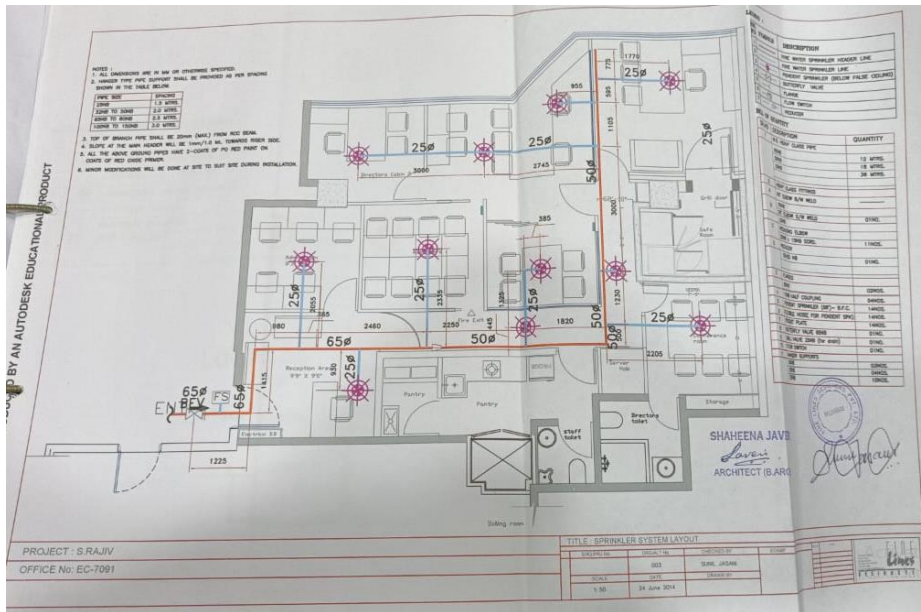
LOCATION MAP- Latitude - 19°03'56.3"N Longitude - 72°51'50.1"E



Index II

[illegible]

Floor Plan :-



VALUATION

REPORT

a	Name of person whom valuation is made	-	M/s. S. Rajiv & Co
b	Property Address	-	City Survey No.4207, Plot No.C-28, G- Block, “ Bharat Diamond Bourse, Tower E, Central Wing ” Office No.EC-7091 on Seventh Floor, Bandra Kurla Complex, Near JIO World Centre Gate 15 & Diamond Bazar, Opp. BKC Ground, City:-Kolekalyan, Bandra (E), Tal.- Andheri, Dist- Mumbai 400051.
c	Bankers	-	State Bank of India, Branch:- Diamond Branch, BKC, Bandra (E), Mumbai.

Office Address:-

B 803 Viceroy Park , Next To Kanderpada Bus Stop Premila Nagar Kanderpada Off Link Road Dahisar (West) Mumbai Maharashtra 400068

E-mail:-oswal.sanjay00@gmail.com

Branch : Satara, Kolhapur, Sangli, Mumbai

Mob:-98814 47404/86250 95422

Sanjay J Oswal

BE(Civil), FIV, MIE

Valuer's And Engineering Services

Govt. Reg. Valuer

Reg. No :- CAT - I - 202 (Income Tax)

Reg No :- IBBI/RV/02/2019/11393

Chartered Engineer- Reg No :- M-143241-3

Institution of Valuer - Reg No :- F-19826