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Real Estate Insights & Asset Monitoring Platform

Project Name: [REDACTED].

Dated: 13-09-2021

Property Id :IMC111285

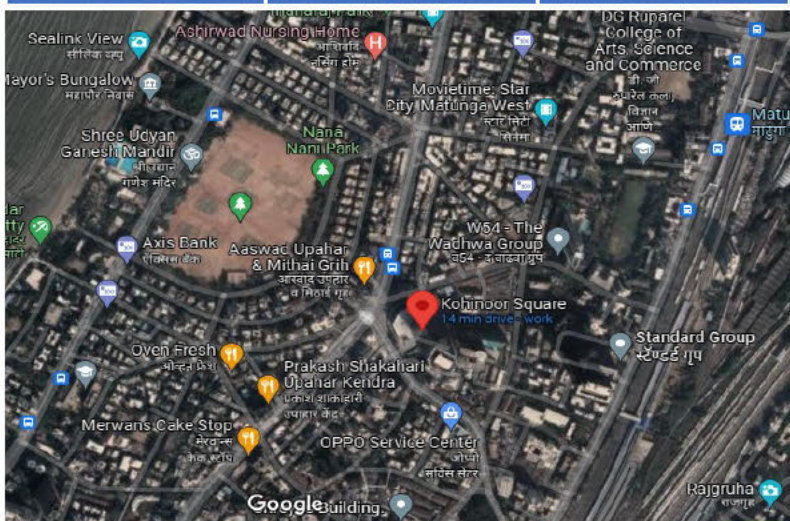
Administer your real estate portfolio through a robust technology platform
managed by domain experts



This report has been generated by Props(AMC) along with its empanelled knowledge partner/s in the specific domain covering legal, technical, valuation of real estate in India. All the knowledge partners have requisite license and authority to comment on the specific areas defined to them by Props(AMC). The domain experts include architects, law firms, surveyors, liaising agents, government registered valuers, online and offline private data provider, having expertise in the region/city of the underlying real estate Property. This report is private & confidential representation integrated information, which Props(AMC) provides based on the inputs and documents received from the Property Owners/ Property Managers, and in no manner should be considered as fully accurate report.

A. INDEX OF COMPREHENSIVE DUE DILIGENCE REPORT		
Sr. No.	Document Name	Page No.
1	Property General Report	3
2	Property Pictures	4-6
3	Land Information – Survey/ CTS/ Village Plan/ DP Remarks/ Zoning/ Reservation	7-8
4	Title Flow Report	9-17
5	Document Report	18
6	List of Documents	19-25
7	Market Validation Report (recent sale/lease/govt value)	26-28
8	Technical Assessment Report	29-34
9	Title Search Report	Annexure
10	Court Cases Search	Annexure
11	Disclaimers	35

Property Type	Property Type Description	Property Status
IT Park	IT/Office	Ready-Vacant



1. PROPERTY GENERAL REPORT

SR No	PARTICULARS	DESCRIPTION
1	User id	12702
2	Property id	IMC111285
3	Subscriber Name	[REDACTED]
4	Subscriber type	Non Individual
5	Subscription start date	30 th August 2021
6	Subscription end date	9 th September 2021
7	Property Address	[REDACTED], Mumbai 400 028 .
8	Property owner name	[REDACTED] Limited
9	Status of owner	Company
10	Ownership type	Single
11	Inherited	No
12	Gifted	No
13	Leased	No
14	Loan Taken	No
15	Original doc possession	Not Known
16	Encumbrance on property	Yes
17	Type of encumbrance	Loan from Edelweiss ARC
18	Utilities bills reflecting name of owner?	OC Pending

1. PROPERTY GENERAL REPORT... CONTD

LOCATION	
CTS No.	46
Latitude	1 [REDACTED]
Longitude	[REDACTED] 3
Pincode	400 028
City	Mumbai
Location	Dadar
Locality	K [REDACTED]
Road Name	[REDACTED] .

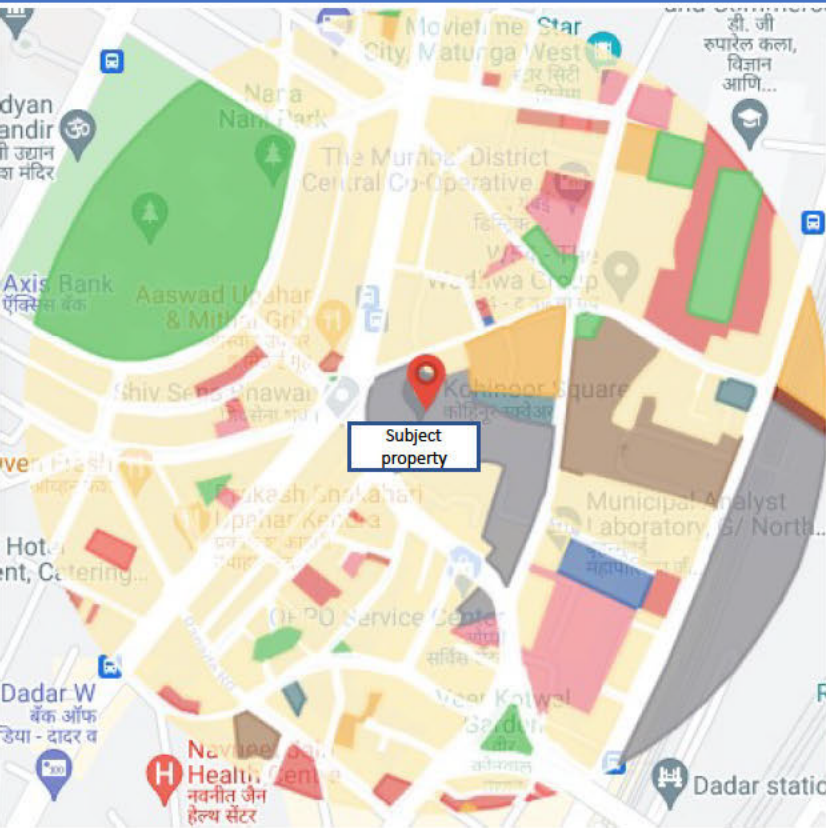
PROJECT	
Project Name	[REDACTED]
Property Type	IT Park
Property Type Description	1 st Floor – Retail 44 th to 47 th Hotel Use
Property Status	Ready Vacant
Land Zoning	Transportation
Land Use	Commercial
Land Status	Freehold
Land Area	19,859.05 SQ.MTR.
Total Building	1
Total Floors	G+47 Floors + Terrace
Occupancy	Nil

Land Information - Survey / CTS / Village Plan

State	Maharashtra
District	Mumbai City
Village	Mahim
Municipal Corporation	MCGM
Ward	G/N
FP No	46
Mean Sea Level (in Ft.)	10.49

Revenue Zone	17/113
Revenue Category	-
Planning Authority	TPS Mahim No III
Reservation	NA
CESS	Yes – Attached in Annexures
Land Extract	Attached in Annexures

Land Information - DP Remarks/Zoning/Reservation



RESERVED LAND *: 23.3%
OPEN AREA RATIO †: 34.46%

Land Use Zoning within 500 M.

- Transportation (8.18 %)
- Road (22.68 %)
- Residential (38.64 %)
- Social Amenities (3.69 %)
- Municipal Services (0.61 %)
- Open Spaces (11.60 %)
- Health (0.41 %)
- Housing (2.61 %)
- Education (6.77 %)
- Public Utility and Facilities (0.34 %)
- Public Offices (0.68 %)
- Commercial (3.60 %)
- Proposed Road (0.18 %)

Land Information: Government Rates

Year	Cost/Sqft *
2021	₹ 29,664/-

Land Information: Land Records



**MUMBAI CITY
COLLECTORATE**



PROPERTY CARD INFORMATION SYSTEM

[Home] | [Back] | [Mumbai City Web Site]

Survey Register Of Mumbai City			
Division Name		Cadastral Survey No.	
C.S.Reg No.		C.S.Page No.	
Sheet No.		Locality	Street No.
608			-NIL-
Area in Sq.Meters.		Collectors New No.	No.
19859.05			-NIL-
Ground Rent Due to Govt.		Grant	
0.0			0.0
Holders History			

CESS See Table Below

Building	Category	Age	Area	Unit
Red. Of property f.p. no. 46B TPS-III of mahim for Saraswat Hitawardhak Mandal	A	76	647.16	17

A. Land Record- land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
1	11.10.2005	Deed of Conveyance (BBE-2-9054-2005)	[REDACTED]	[REDACTED]	N [REDACTED] no. III (Mahim area) together with the structure, Situate at the Junction of Lady Jamshedji R [REDACTED] as the Said Property) in favour of Kohinoor CTNL- Consortium
2	15.10.2005 & 23.06.2007	Letter of Intent and No Objection Certificate bearing no. C/ULC/D.III/22/8 124	The Additional [REDACTED]	[REDACTED] Private Limited	U [REDACTED] id Property
3	10.04.2006	Labour NOC bearing no. KA/NHP/ P.K.76/2005/Karyasan-22/8826/27	The Labour Commissioner	[REDACTED] Company Private Limited	NOC for development of land was granted by the The Labour Commissioner

A. Land Record- land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
4	19.06.2008 and 6.08.2012	Letter of Intent & extension letter bearing no. D1/IT/LOI/Kohinoor Square I.T Park/223/2008/B-23712	The Joint Director [REDACTED] of a Private Sector Information Technology Park	[REDACTED] Limited	
5	27.07.2010	Letter of Intent bearing no. CH/E/3573/Roads & Tr.	[REDACTED] M	Koh [REDACTED] ny Private Limited	M [REDACTED] sued LOI for the development and construction of the multi storied public parking lot on a portion of the said Land
6	19.05.2011	Letter bearing no. CHE/HRB-258/DPWS	[REDACTED]	[REDACTED] frastructure [REDACTED] Limited	[REDACTED] approval for the development and construction of high rise building on the said Property
7	Multiple hearings	Writ Petition no. 143 of 2012, Special leave petition (Civil) no. 33402 of 2012 and Civil Appeal no. 11150 of 2013	[REDACTED]	[REDACTED] ny Private Limited	Various proceedings were filled with regards to height of parking lot and lastly the matter was disposed off by the Hon'ble Supreme Court of India
8	25.07.2013	Modified layout plans bearing no. Ch.E/317/Rds Tr/MC	[REDACTED]	[REDACTED] frastructure Company Private Limited	[REDACTED] ed plans, designs and specification of the said building known as Kohinoor Square

A. Land Record- land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
9	1.06.2010	Common Loan Agreement	[REDACTED] Private Limited	[REDACTED] (Lenders)	Promoter availed loan from Lenders
10	1.06.2010	Indenture Mortgage	[REDACTED] Limited	[REDACTED] Limited	[REDACTED] Private Limited mortgaged portion of the construction to [REDACTED]
11	11.09.2012	Deed of Reconveyance (BBE-2-7015-2012)	[REDACTED]	[REDACTED] Private Limited	The loan amount was repaid
12	29.09.2014	Common Loan Agreement	[REDACTED] Company Private Limited	[REDACTED] Consortium Lenders	
13	29.09.2014	Security Trustee Agreement (BBE-5-3148-2015)	[REDACTED] Company Private Limited	[REDACTED] Trust Company Limited	

A. Land Record- land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
14	20.03.2018	Mortgage Deed (BBE-4-2989-2018)	<div></div> Company Private Limited	<div></div> Asset Reconstruction Company Ltd.	
15	8.03.2018	Agreement to Assignment (BBE-5-6225-2018)	<div></div>	<div></div> Company Ltd.	

B. Office Record- Office no. B-1A, on the 1st Floor, in B Wing, area admeasuring 6969.69 sq.ft. Carpet area, along with 6 reserved Car Parking Space, in the building known as Kohinoor Square, constructed on land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
16	25.09.2014	Agreement (BBE-5-3072-2014)	[REDACTED] Infrastructure Company Pvt. Ltd.	[REDACTED] Planet [REDACTED] Pvt. Ltd.	
17	30.09.2014	Mortgage Deed (BBE-5-3142-2014)	[REDACTED] vt. Ltd. And Kohinoor Planet Constructions Pvt. Ltd.	[REDACTED] dia	
18	9.07.2015	Mortgage Deed (BBE-3-3622-2015)	[REDACTED] Ltd.	[REDACTED]	
19	1.02.2018	Supplementary Agreement (BBE-3-897-2018)	[REDACTED] t. Ltd.	[REDACTED] ctions Pvt. Ltd.	
20	28.03.2019	Agreement to Assignment (BBE-1-4786-2019)	[REDACTED]	[REDACTED] Company Ltd.	We understand that its an as [REDACTED] [REDACTED] on Private Limited so NOC is not required

C. Office Record- Office no. B-44, on the 44th Floor, in B Wing, area admeasuring 12,550.50 sq.ft. Carpet area, along with 26 reserved Car Parking Space, in the building known as Kohinoor Square, constructed on land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
21	25.09.2014	Agreement (BBE-5-3068-2014)	[REDACTED] Infrastructure Company Pvt. Ltd.	[REDACTED] t Constructions Pvt. Ltd.	
22	30.09.2014	Mortgage Deed (BBE-5-3142-2014)	[REDACTED] Ltd.	[REDACTED] dia	
23	9.07.2015	Mortgage Deed (BBE-3-3622-2015)	[REDACTED] on Pvt. Ltd.	[REDACTED] of India	
24	1.02.2018	Supplementary Agreement (BBE-3-901-2018)	[REDACTED] Company Pvt. Ltd.	[REDACTED] Planet Constructions Pvt. Ltd.	
25	28.03.2019	Agreement to Assignment (BBE-1-4786-2019)	[REDACTED]	[REDACTED] Company Ltd.	We understand that its an assignment [REDACTED] is not required

Disclaimer – This report is an indication of flow of land and related Property title extracted from public domain and documents presented by the Property owner. This report in no manner guarantees the title and its related encumbrances, third party rights, court cases and adverse entries. The interested buyer or lessee is advised to avail a comprehensive and licensed report by writing into contact@propsamc.com.

D. Office Record- Office no. B-45, on the 45th Floor, in B Wing, area admeasuring 13101.73 sq.ft. Carpet area, along with 26 reserved Car Parking Space, in the building known as Kohinoor Square, constructed on land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
26	25.09.2014	Agreement (BBE-5-3069-2014)	[REDACTED] td.	Kohinoor P [REDACTED]	
27	30.09.2014	Mortgage Deed (BBE-5-3142-2014)	[REDACTED] vt. Ltd. And Kohinoor [REDACTED]	St [REDACTED] dia	
28	9.07.2015	Mortgage Deed (BBE-3-3622-2015)	K [REDACTED] Ltd.	[REDACTED]	
29	1.02.2018	Supplementary Agreement (BBE-3-900-2018)	[REDACTED] L Company Pvt. Ltd.	[REDACTED] ns	
30	28.03.2019	Agreement to Assignment (BBE-1-4786-2019)	[REDACTED]	Et [REDACTED] A [REDACTED] R [REDACTED] C [REDACTED]	We understand that its an assignment of debt from [REDACTED] Recd Com Om Recd Limited so NOC is not required

E. Office Record- Office no. B-46, on the 46th Floor, in B Wing, area admeasuring 14175.76 sq.ft. Carpet area, along with 26 reserved Car Parking Space, in the building known as Kohinoor Square, constructed on land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
31	25.09.2014	Agreement (BBE-5-3070-2014)	[REDACTED] TNL [REDACTED] Ltd.	[REDACTED] K P C P	
32	30.09.2014	Mortgage Deed (BBE-5-3142-2014)	[REDACTED] TNL [REDACTED] Ltd. [REDACTED] anet	[REDACTED]	
33	9.07.2015	Mortgage Deed (BBE-3-3622-2015)	Ko [REDACTED] Elite H [REDACTED] d. & Ko [REDACTED] anet Co [REDACTED] Pvt. Ltd.	[REDACTED]	
34	1.02.2018	Supplementary Agreement (BBE-3-899-2018)	[REDACTED] L [REDACTED] d.	[REDACTED] ons	
35	28.03.2019	Agreement to Assignment (BBE-1-4786-2019)	[REDACTED]	[REDACTED]	We understand that its an assignment of debt from [REDACTED] to [REDACTED] R [REDACTED] C [REDACTED] O [REDACTED] R [REDACTED] Limited so NOC is not required

E. Office Record- Office no. B-47, on the 47th Floor, along with the reserved overhead terrace/roof over and above the 47th Floor in B Wing, area admeasuring 15394.46 sq.ft. Carpet area, along with 27 reserved Car Parking Space, in the building known as Kohinoor Square, constructed on land bearing Final Plot no. 46 of the Town Planning Scheme, Bombay City no. III (Mahim area), Situate at the Junction of Lady Jamshedji Road and N.C. Kelkar Road, Dadar (West), Mumbai-400028.

Sr. No.	Date	Reference	From	To	Remark
36	25.09.2014	Agreement (BBE-5-3071-2014)	[REDACTED]	[REDACTED] tions	
37	30.09.2014	Mortgage Deed (BBE-5-3142-2014)	[REDACTED] NL d. et Pvt. Ltd.	[REDACTED]	
38	9.07.2015	Mortgage Deed (BBE-3-3622-2015)	[REDACTED] te & et vt. Ltd.	[REDACTED]	
39	1.02.2018	Supplementary Agreement (BBE-3-898-2018)	[REDACTED] L J. Pvt. Ltd.	[REDACTED]	
40	28.03.2019	Agreement to Assignment (BBE-1-4786-2019)	[REDACTED] f	[REDACTED] Company Ltd.	We understand that its an assignment of debt [REDACTED] Limited so NOC is not required

A. Transaction Documents

- ☒ Agreement
 ☒ Supplementary Agreement
 ☐ No dues certificate from Edelweiss Asset Reconstruction Company Ltd.
 ☒ Title Certificate

1. Agreement dated 25.09.2014 executed between [REDACTED] Kohinoor Planet Constructions Pvt. Ltd. (Units no. B-1, 44, 45, 46 and 47).
2. We understand that its an assignment of debt from [REDACTED] [REDACTED] required

B. Permission Documents

- ☒ Commencement Certificate
 ☒ Part OC
 ☐ Sanction Plan
 ☒ Property Card
- ☒ Fire NOC
 ☒ Land Information
 ☒ Structure Stability

1. Property card in the name of [REDACTED] Pvt. Ltd.
2. Copy of Commencement Certificate EB/1369/GN/A issued by MCGM.
3. Copy of Part Occupation Certificate EB/1369/GN/A/OCC/3/New issued by MCGM (Wing B- Group [REDACTED])
4. Copy of Part Occupation Certificate EB/1369/GN/A/OCC/3/New issued by MCGM (Wing B-21st [REDACTED] and 9th Floor Wing C for parking floor
5. Copy of online application dated 15.09.2021 for renew of CC from 13.09.2021 to 12.09.2022.

C. Utilities Documents

- ☒ Property tax Bill
 ☐ Maintenance Bill
 ☐ Electricity Bill
 ☐ Piped Gas/ Telephone Bill

1. Property tax bill dated 9.12.2020 in the name of [REDACTED] Please change in the name of Kohinoor Planet Constructions Pvt. Ltd.
2. Latest Electricity Bill and Maintenance bill-Not applicable

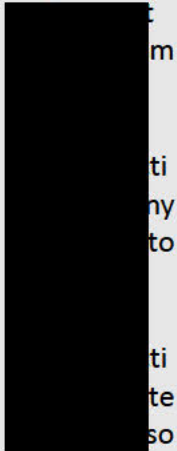
D. Other Documents

Sr. No.	Document Name	Dated	Description	Remark
1.	Court Case		[REDACTED]	Total Case- 28, total pending case- 14, total disposed off- 14- Report attached separately
2	Court Case		[REDACTED]	Total Case- 54, total pending case- 29, total disposed off- 20, Case status not available- 5 Report attached separately-2-3 Acts on Income Tax Act Critical

Sr. No.	Description: Date/ Status/ Document Name/ Document Reference	Comments	Critical	Compliance
Transaction Documents				
1	Copy of Supplementary Agreement (BBE-3-897-2018) executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B1)	In Order		
2	Copy of Agreement dated 25.09.2014 bearing reg no. BBE-5-3072-2014 executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B1)	In Order		
3	Copy of Supplementary Agreement (BBE-3-901-2018) executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-44)	In Order		
4	Copy of Agreement dated 25.09.2014 bearing reg no. BBE-5-3068-2014 executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-44)	In Order		
5	Copy of Supplementary Agreement (BBE-3-900-2018) executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-45)	In Order		
6	Copy of Agreement dated 25.09.2014 bearing reg no. BE-5-3069-2014 executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-45)	In Order		
7	Copy of Supplementary Agreement (BBE-3-899-2018) executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-46)	In Order		
8	Copy of Agreement dated 25.09.2014 bearing reg no. BBE-5-3070-2014 executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-46)	In Order		

E: List of Documents

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Sr. No.	Description: Date/ Status/ Document Name/ Document Reference	Comments	Critical	Compliance
9	Copy of Supplementary Agreement (BBE-3-898-2018) executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-47)	In Order		
10	Copy of Agreement dated 25.09.2014 bearing reg no. BBE-5-3071-2014 executed between Kohinoor CTNL Infrastructure Company Private Limited and Kohinoor Planet Constructions Private Limited (Unit Docs- B-47)	In Order		
11	Copy of Assignment Agreement dated 28.03.2019 executed between State Bank of India and Edelweiss Asset Reconstruction Company Limited (Land)	<p>We understand that its an</p>  <p>NOC is not required</p>		
12	Copy of Indenture of Mortgage dated 9.07.2015 (BBE-3-3622-2015) by Kohinoor Planet Constructions Private Limited, Kohinoor Hospitals Private Limited, Kohinoor Elite Hotels Private Limited and State Bank of India (Land)	In Order		
13	Deed of Mortgage dated 30.09.2014 (BBE-5-3142-2014) by Kohinoor Planet Constructions Private Limited, Kohinoor CTNL Infrastructure Company Private Limited and State Bank of India (Land)	In Order		
14	Deed of Mortgage dated 14.02.2014 (KRL-1-1385-2014) by Kohinoor Planet Constructions Private Limited, Kohinoor Elite Hotels Private Limited and State Bank of India (Land)	In Order		

Sr. No.	Description: Date/ Status/ Document Name/ Document Reference	Comments	Critical	Compliance
15	Deed of Mortgage dated 23.10.2013 (KRL-1-9050-2013) executed between Kohinoor Planet Constructions Private Limited, Kohinoor Hospitals Private Limited and State Bank of India (Land)	In Order		
16	Copy of Power of Attorney dated 19.10.2013 (BBE-5-4592-2013) by Unmesh Joshi to Mr. Ravindra Dalvi (Land)	In Order		
17	Copy of Sub-lease Deed dated 10.08.2010 executed between M/s. Enercon (INDIA) Pvt Ltd and Kohinoor Planet Constructions Private Limited	In Order		
18	Copy of Indenture dated 18.02.2010 executed between Kohinoor Planet Constructions Private Limited, Mr. Unmesh Joshi, Kohinoor Hospitals Private Limited and State Bank of India	In Order		
19	Copy of Lease Deed dated 17.11.2006 by M/s. Enercon (INDIA) Pvt Ltd and The Governor of the State of Rajasthan	In Order		
Permission Documents				
20	Copy of IOD dated 15.02.2006 bearing no. EB/1369/GN/A issued by Executive Engineer	In Order		
21	Copy of Commencement Certificate dated 7.11.2019 bearing no. EB/1369/GN/A issued by MCGM.	In Order		
22	Copy of Part Occupation Certificate dated 27.06.2019 bearing no. EB/1369/GN/A/OCC/3/New issued by MCGM (Wing B- Ground to 20 th Floor)	In Order		
23	Copy of Part Occupation Certificate dated 30.08.2021 bearing no. EB/1369/GN/A/OCC/3/New issued by MCGM (Wing B-21st to 43rd floor) (IT & Commercial) and 8th and 9th Floor Wing C for parking floor	In Order		

Sr. No.	Description: Date/ Status/ Document Name/ Document Reference	Comments	Critical	Compliance
24	Property card in the name of Kohinoor Planet Constructions Private Limited.	In Order		
25	Letter of Intent dated 19.06.2000 by Government of Maharashtra to Kohinoor CTNL Infrastructure Company Private Limited	In Order		
26	Letter of Intent dated 6.08.2012 by Government of Maharashtra	In Order		
27	Copy of letter for proposed commercial building dated 28.04.2008 bearing no. EB/1369/GN/A issued by MCGM	In Order		
28	Copy of letter for proposed building dated 2.09.2009 bearing no. EB/1369/GN/A issued by MCGM	In Order		
29	Copy of letter for proposed I.T Park dated 9.09.2010 issued by MCGM	In Order		
30	Copy of letter for proposed redevelopment dated 20.05.2011, 27.05.2011, 21.09.2011 bearing no. EB/1369/GN/A issued by MCGM	In Order		
31	Copy of letter for Development of public parking dated 6.09.2013 bearing no. EB/1369/GN/A issued by MCGM	In Order		
32	Copy of Commencement Certificate dated 13.09.2006 bearing no. EB/1369/GN/A issued by MCGM	In Order		
33	Copy of Block Plan	In Order		
34	Copy of Floor Plan	In Order		
35	Grant of letter for re-validation of consent to establish for construction of residential and commercial project issued by Maharashtra Pollution Control Board to Kohinoor CTNL Infrastructure Company Private Limited	In Order		

Sr. No.	Description: Date/ Status/ Document Name/ Document Reference	Comments	Critical	Compliance
36	Copy of Fire NOC dated 12.06.2019 issued by MCGM	In Order		See below technical comments
37	License for working of the lift dated 19.09.2014 issued by Competent authority	In Order		
38	License for working of the lift dated 24.02.2015 issued by Competent authority	In Order		
39	Copy of online application dated 15.09.2021 for renew of CC from 13.09.2021 to 12.09.2022	In Order		

Utilities Documents

40	Copy of Latest Electricity Bill	Not Applicable		
41	Copy of Latest Maintenance Bill	Not Applicable		
42	Property tax bill dated 9.12.2020 in the name of Kohinoor CTNL Infrastructure Company Pvt. Ltd	Please apply to change in the name of Kohinoor Planet Constructions Pvt. Ltd., we have seen many issues cropping up on non-payment of property tax in timely manner- please note total building property tax bill obligation is 2.4 Crores. We need to know if there is any amount pending on account of our floors. (ideally post OC Property Tax is applicable but we want to be very sure- pls seek clarification from the Developer).		

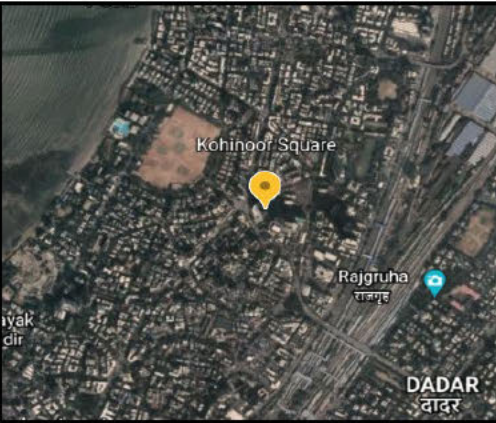
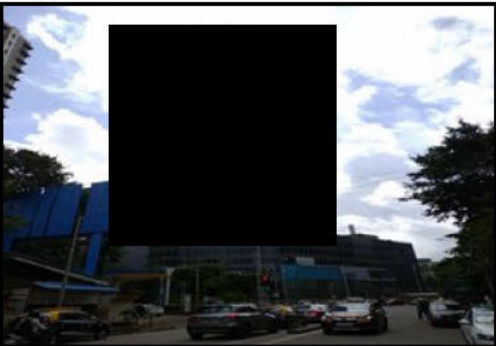
Sr. No.	Description: Date/ Status/ Document Name/ Document Reference	Comments	Critical	Compliance
Others				
43	Copy of Title Certificate dated 12.09.2014 & 20.05.2019 issued by Adv. A.R. Vaidya and Company	In Order		
44	Certified true copy of resolution passed in Board of directors meeting of Kohinoor CTNL Infrastructure Company Private Limited	In Order		
45	Certified true copy of resolution passed in Board of directors meeting of Kohinoor Planet Constructions Private Limited	In Order		
46	Copy of No Objection Certificate dated 2.09.2013 by Wind World India Limited	In Order		
47	Copy of letter from State Bank of India to Kohinoor Planet Constructions Private Limited for sanction of credit facilities	In Order		
48	Copy of NOC dated 10.10.2013 from Cosmo Bank to State Bank of India	In Order		
49	Copy of letter dated 22.10.2013 for registered mortgage from State Bank of India to Sub-registrar of Assurances	In Order		
50	Certified true copy of resolution passed in board of directors meeting dated 25.02.2013 in the name of Kohinoor Hospital	In Order		
51	Copy of NOC dated 31.12.2013 by the Shamrao Vithal Co-operative Bank Limited to State Bank of India	In Order		
52	Copy of letter for NOC dated 12.06.2015 by Cosmo Bank to State Bank of India	In Order		
53	Legal Opinion dated 4.02.2010 by Bhuta & Associates to State Bank of India	In Order		
54	Copy of Demand Notice for possession of secured assets dated 24.04.2017 by State Bank of India	In Order		

E: List of Documents

Props{AMC}

Sr. No.	Description: Date/ Status/ Document Name/ Document Reference	Comments	Critical	Compliance
55	Legal Due-diligence Report dated 18.02.2019 by Asa Law Firm to Edelweiss Asset Reconstruction Company Limited	Provided		
56	Copy of letter for sale under SARFAESI dated 27.10.2020 by Edelweiss to Kohinoor Planet Constructions Company Private Limited	In Order		
57	Valuation Report Knight Frank	Provided		
58	Valuation Report by Vivek Kulkarni & Associates	Provided		
59	Notice for Sale confirmation dated 3.11.2020 by Edelweiss to Amazo Infralink LLP	Provided		
60	Court Case-Kohinoor Planet Constructions Pvt. Ltd		.	Total Case- 54, total pending case-29, total disposed off-20, Case status not available- 5 Report attached separately-2-3 Acts on Income Tax Act Critical

Disclaimer – This report is an indication of flow of land and related Property title extracted from public domain and documents presented by the Property owner. This report in no manner guarantees the title and its related encumbrances, third party rights, court cases and adverse entries. The interested buyer or lessee is advised to avail a comprehensive and licensed report by writing into contact@propsamc.com.



Property Address: - Floor No. 1A, Wing
[Redacted]
Property Status: Ready
Building Grade: A
Neighbourhood Rating: - 4/5

Property Type : Retail
RERA Carpet Area : 9,181.58 sq. ft.
Car Park Allotted : 6

Loan Taken: Yes
Inherited/Gifted: Not Applicable
Last Permission: Occupation certificate
[Redacted]

Lat/Long: [Redacted]
Land Status: Freehold
Reservations: NA
No of Building: 01
Average Floors: B + G + 48 floors
Building Age: 0 Years

Market Value
Value: INR 36.7 Cr – 38.5 Cr
Rate/sq. ft. : INR 40,000 – 42,000

Rental Value (per month)
Value: INR 20.20 L – 20.66 L
Rate/sq. ft. : INR 220 – 225

Approx. Govt. Value
Value: INR 32,14,07,748
Rate/sq. ft. : INR 38,506

RECENT SALE TRANSACTIONS - {Registered Deeds}

Project Name	Month/ Year	Floor	Wing	RERA Carpet Area (sq. ft.)	Agreement Value (INR)	Rate (INR/sq. ft.)	Car Parking (No.)
[Redacted]	Jul-2021	1	-	131	60,00,000	45,840	
[Redacted]	Mar-2021	1	A	1,459	6,20,00,863	42,509	1
[Redacted]	Feb-2021	Ground	A	1,278	7,37,32,478	57,718	1
[Redacted]	Feb-2021	Ground	A	103	55,00,000	53,170	

RECENT LEASE TRANSACTIONS - {Registered Lease}

Project Name	Month/ Year	Floor	Wing	RERA Carpet Area (sq. ft.)	Agreement Value (INR)	Rate (INR/sq. ft.)
[Redacted]	Jul-2021	2	B	4,500	9,00,000	200
[Redacted]	Mar-2021	0, 1 & 2	A	13,636	30,45,337	223
[Redacted]	Feb-2021	Ground		207	54,240	262
[Redacted]	Jan-2021	Ground	A	150	42,000	280

Cap rate for said property is observed between 6.50% - 7.00%

Disclaimer: The data source is registered records available in public domain. The user is advised to do their own transactions analysis to discover right price of the property. The above data points are strictly suggestive in nature. The rates above doesn't include fit out costs and stamp duty, registration, transfer charges, pending property tax, common area maintenance and other utility charges.

Valuation Summary

Floor	Asset Type	RERA Carpet Area (sq. ft.)	Rate (INR/sq. ft.)	Total Market Value (INR)	Distress Value (INR)
1	Retail	9,182	40,000 - 42,000	36.7Cr – 38.5Cr	31.2Cr – 32.8Cr
44	Commercial	15,991	37,000 - 39,000	59.2Cr – 62.4Cr	50.3Cr – 53.0Cr
45	Commercial	16,023	37,000 - 39,000	59.3Cr – 62.5Cr	50.4Cr – 53.1Cr
46	Commercial	16,022	37,000 - 39,000	59.3Cr – 62.5Cr	50.4Cr – 53.1Cr
47	Commercial	16,197	37,000 - 39,000	59.9Cr – 63.2Cr	50.9Cr – 53.7Cr
	Total	73,415		274.4Cr – 289.1Cr	233.2Cr – 245.7Cr

- The above valuation is based on the assumption that the use of the office space located on the 44th – 47th floor will be converted from hotel to commercial.
 - As per the trend seen in the micro market, we have seen sale and lease of boutique office spaces ranging from 250 sq. ft. - 2,000 sq. ft. If the office spaces have an area of more than 5,000 sq. ft. we have seen a discount of 10% - 15% in sale & lease of the property. Commercial / IT properties like The Ruby in the subject micro market are quoting rental of INR 180 – 190 per sq. ft. of carpet area.
 - All values below mentioned are on warm shell basis, no fit out rent, or value has been taken for calculations.
 - As per the Sale Agreement, the Client enjoys exclusive rights of the rooftop terrace which is located on the 48th floor in Wing B.
 - The RERA Carpet area has been provided by the Client. No physical measurement of the subject property was carried out.
 - We have taken a discount of 15% to arrive at the distress value of the subject property.
 - The figures are rounded off to the nearest whole number.

A. ELECTRICAL

Sr. No.	Description: Date/ Status/ Document Name/Document Reference	Lapse date, if any	Category	Remarks	Photo
1	Electrical Inspection Report (Electrical Inspector)	NA	Compliance	Not Provided	Attached
2	Electrical Inspection Report (Electrical Inspector)	NA	Compliance	Not Provided	Attached
3	DG Return	NA	Compliance	Not Provided	NA
4	Each Floor Connected load capacity	NA	In order	Load calculations shared- In Order	NA
5	DG Service report (If any)	NA	Compliance	Not Provided	NA
6	HT Electrical System service reports with testing of Switchgears	NA	Compliance	Not Provided	NA

B. FIRE FIGHTING AND DETECTION

1	Lift Integration with Fire panel	NA	Compliance	Not Provided	NA
2	Building Fire panel integration with Floor fire panel	NA	Compliance	Not Provided	NA
3	Fire NOC for 44th floor to 47th floor	21.05.2019	In order	Amended NOC is issued online from-- In Order	NA
4	Form B latest	31.12.2020	Compliance	Not Provided	NA

5	Fire Pumps Servicing report(Jockey, Main for Sprinkler) & Pressure at floor	NA	Compliance	Not Provided	Attached
6	Fire Pumps Servicing report(Jockey, Main for Hydrant) & Pressure at floor	NA	Compliance	Not Provided	Attached
7	FAS & PA serving report	NA	Compliance	Not Provided	NA

C. HVAC

1	Chiller Service report (If any)	NA	Compliance	Not Provided	NA
2	AHU Service report if any	NA	Compliance	Not Provided	NA
3	Lift lobby AC Service reports	NA	Compliance	Not Provided	NA
4	BMS system service report	NA	Compliance	Not Provided	NA
5	Basement Ventilation(Fresh and exhaust air) system service report	NA	Compliance	Not Provided	NA
6	BTU calibration report (if applicable)	NA	Compliance	Not Provided	Attached
7	BTU inlet temperature and flow in gpm	NA	Compliance	Not Provided	NA

D. SECURITY					
1	Access control Servicing report	NA	Compliance	Not Provided	NA
2	CCTV Service report	NA	Compliance	Not Provided	NA
3	Boom barrier and flap barrier service report	NA	Compliance	Not Provided	NA
4	Bag scanner service report	NA	Compliance	Not Provided	NA
E. PLUMBING					
1	STP (All Pumps & Blowers) Service report	NA	Compliance	Not Provided	Attached
2	Domestic Pumps Service report(Gravity and Hydro Pneumatic)	NA	Compliance	Not Provided	Attached
3	Domestic Pumps Service report(Transfer If any)	NA	Compliance	Not Provided	NA
4	Flushing Pumps Service report(Gravity and Hydro Pneumatic)	NA	Compliance	Not Provided	NA
5	Flushing Pumps Service report(Transfer If any)	NA	Compliance	Not Provided	NA
6	Fire water tank capacity and cleaning report	NA	Compliance	Not Provided	NA
7	Domestic Water tank capacity and cleaning report	NA	Compliance	Not Provided	NA
8	Flushing Water tank capacity and cleaning report	NA	Compliance	Not Provided	NA

F. OTHER IMPORTANT DOCUMENTS

1	Stack , Air, Water reports	NA	Compliance	Not Provided	NA
2	Fountain renewal reports	NA	Compliance	Not Provided	NA
3	CC, OC of 1st , 44th to 47th floor (updated one)	15.09.2021	Critical	In Order	NA
4	Signage Renewals	NA	Compliance	Not Provided	NA
5	Building Stability Certificate	NA	In order	26.11.2020 latest Done- In Order	NA
6	CTO renewal	31.01.2021	Critical	Expired , need to be renewal	NA
7	Property tax bill and receipts	90.12.2020	Compliance	Please change in the name of Kohinoor Planet Constructions Pvt. Ltd.	NA
8	Approved Plan	NA	In order		NA
9	Sanction Plan	9.10.2020	Compliance	Amended Plan Approval Letter received on 9.10.2020	NA
10	Aviation Report checklist	NA	Compliance	Not Provided	NA
11	BMU Service report	NA	Compliance	Not Provided	NA
12	Façade cleaning Service report	NA	Compliance	Not Provided	NA

G. Lifts

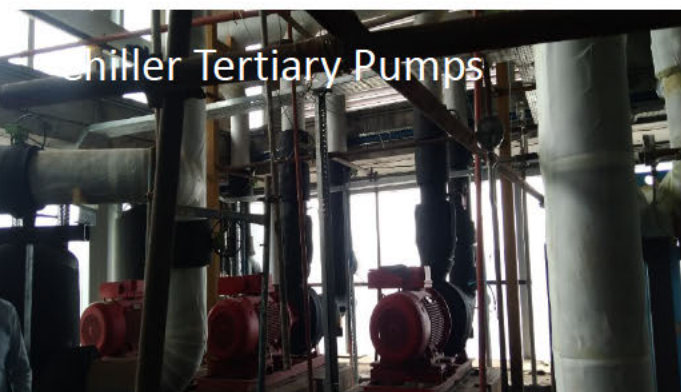
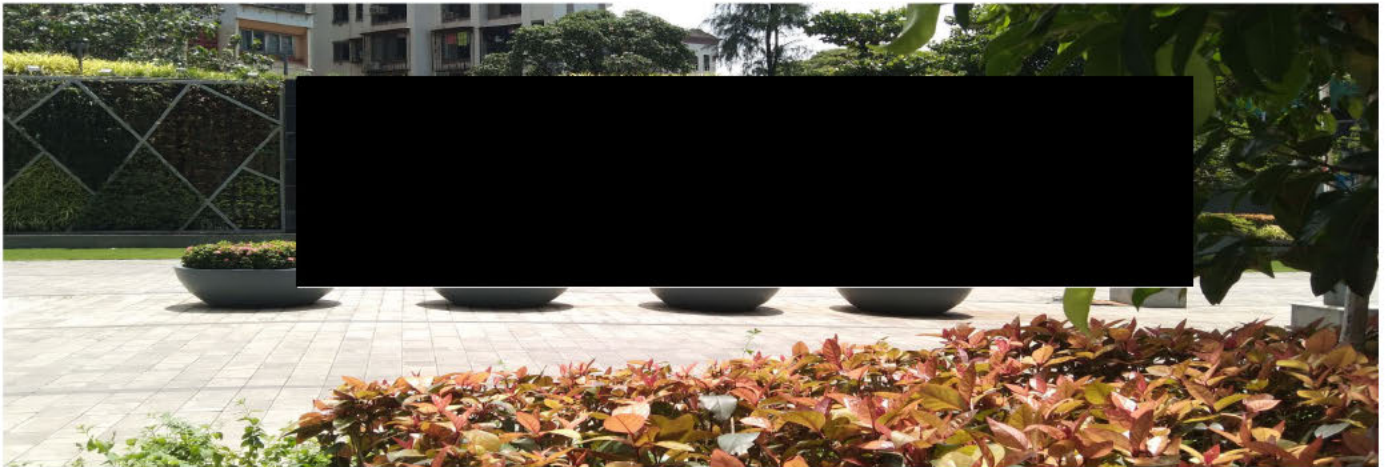
1	Lift Licence	19.09.2014 and 24.02.2015(Service lifts)	Critical	Not Provided	Attached
2	Lifts service report	NA	Compliance	Not Provided	NA
3	Lifts Health status	NA	Compliance	Not Provided	NA
4	Lifts ARD Report	NA	Compliance	Not Provided	
5	Lift inspection report by Electrical inspector	NA	Compliance	Not Provided	NA

Client Queries

Sr. No.	Query	Remarks
01	Please clarify whether as per DP Remark 2034, whether the mortgaged property can be converted from Hotel use to commercial use	The mortgage property can be converted from Hotel use to Commercial office use without any premium.
02	Please provide us with the premium amount (if any applicable) to be payable for the conversion from Hotel use to Commercial Use.	Conversion of Hotel Use to Commercial Office / I.T.E.S Use comes under “Change of Activity” within Commercial User. To make change of Activity without involvement of FSI has to pay scrutiny fees of Rs.
03	Please provide us with the premium amount (if any applicable) to be payable for the conversion from Hotel use to ITES Use.	3,21,962.60/- (Rs.190/- per sq. m x 1694.54 sq. m) No additional premium has involved as no change of User i.e. user is same as Commercial.
04	Are we going to lose any area in refuge	No we wouldn’t lose any area of refuge

Remarks: The highest risk is the Developer filing for change of activity so please ensure it is done before the transaction and keep a record of the file no./ reference no.

PROPERTY MEP PICTURES



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