

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>COSMOS BANK -GOREGAON EAST BRANCH</b> GOREGAON EAST BRANCH D Definity, Shop No. 95, Ground Floor No 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. <b>PG-44/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30830 / 2300046</b> Dispatched through Terms of Delivery	Dated <b>10-Apr-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>8,500.00</b>
	<b>CGST</b>			<b>765.00</b>
	<b>SGST</b>			<b>765.00</b>
	<b>Total</b>			<b>₹ 10,030.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Ten Thousand Thirty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	8,500.00	9%	765.00	9%	765.00	1,530.00
<b>Total</b>	<b>8,500.00</b>		<b>765.00</b>		<b>765.00</b>	<b>1,530.00</b>

Tax Amount (in words) : **Indian Rupee One Thousand Five Hundred Thirty Only**

Company's Bank Details

Bank Name : The Cosmos Co-Operative Bank Ltd

A/c No. : 0171001022668

Branch & IFS Code : Vileparle & COSB0000017



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Amit Madhav Nayak - Commercial Office No. 2/C,  
 2ndFloor, "Vijay Chambers Premises Co-op. Soc. Ltd.",  
 1140, Tribhuvan Road, Grant Road East, Shapur Baug,  
 Grant Road, Mumbai, PIN – 4000043, State -  
 Maharashtra, Country – India

Company's PAN : AADCV4303R

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

*Ratlool*  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Amit Madhav Nayak**

Commercial Office No. 2/C, 2<sup>nd</sup> Floor, "Vijay Chambers Premises Co-op. Soc. Ltd.",  
1140, Tribhuvan Road, Grant Road East, Shapur Baug, Grant Road, Mumbai, PIN – 400004,  
State - Maharashtra, Country – India.

Latitude Longitude - 18°57'37.0"N 72°49'08.9"E

### Valuation Done for:

**Cosmos Bank**




**Goregaon (East) Branch**

D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar,  
Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

-  **Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

Valuation Report Prepared For: Cosmos Bank/ Goregaon East Branch /Mr. Amit Madhav Nayak (30830/2300046) Page 2 of 16

Vastu/Mumbai/04/2023/30830/2300046  
10/05-46-AHSK  
Date: 10.04.2023

## VALUATION OPINION REPORT

The property bearing Commercial Office No. 2/C, 2<sup>nd</sup>Floor, "Vijay Chambers Premises Co-op. Soc. Ltd.", 1140, Tribhuvan Road, Grant Road East, Shapur Baug, Grant Road, Mumbai, PIN – 4000043, State - Maharashtra, Country – India belongs to **Mr. Amit Madhav Nayak**.

Boundaries of the property.	
North	Pavwala Street
South	Tribhuvan Road
East	Hira Cottage Building
West	Modi House

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking purpose at **₹ 94,14,224.00 (Rupees Ninety Four Lakh Fourteen Thousand Two Hundred Twenty Four Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Auth. Sign

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmsd@vastukala.org, c=IN  
Date: 2023.04.10 15:09:04 +05'30'



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office** : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Commercial Office No. 2/C, 2<sup>nd</sup>Floor, "Vijay Chambers Premises Co-op. Soc. Ltd.", 1140, Tribhuvan Road, Grant Road East, Shapur Baug, Grant Road, Mumbai, PIN – 400 0043, State - Maharashtra, Country – India.

**Form 0-1**

(See Rule 8 D)

**REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)**

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 10.04.2023 for Bank Loan Purpose
2	Date of inspection	05.04.2023
3	Name of the owner/ owners	<b>Mr. Amit Madhav Nayak</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Single Ownership (Details of the Ownership Shares are not available)
5	Brief description of the property	Commercial Office No. 2/C, 2 <sup>nd</sup> Floor, " <b>Vijay Chambers Premises Co-op. Soc. Ltd.</b> ", 1140, Tribhuvan Road, Grant Road East, Shapur Baug, Grant Road, Mumbai, PIN – 400 0043, State - Maharashtra, Country – India.
6	Location, street, ward no	Tribhuvan Road
7	Survey/ Plot no. of land	CTS No. 1140, 1/1140 & 2/1140 of Village – Girgaon
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Commercial
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All available near by
11	Means and proximity to surface communication by which the locality is served	Bus, Private Vehicles, Railway, Taxi, Auto
	<b>LAND</b>	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 301.00 Sq. Ft. (Area as per Measurement)  <b>Carpet Area = 302.00 Sq. Ft.</b> <b>Built-up Area = 363.00 Sq. ft.</b> <b>(Area as per agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Tribhuvan Road
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of	N.A.

	lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per Documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	N.A.
21	Attach a dimensioned site plan	Attached
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved not provided, not verified
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/tenanted/both?	Tenanted Occupied - M/s. Naaz Electronics
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Tenanted
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
<b>RENTS</b>		
(i)	Names of tenants/ lessees/ licensees, etc.	N.A.
(ii)	Portions in their occupation	N.A.
(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	-
(iv)	Gross amount received for the whole property	-

27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N.A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
<b>SALES</b>		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub register of assurance record
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Office in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N.A.
<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of construction -1972 (As per Agreement)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N.A.
43	For items of work done on contract, produce copies of agreements	N.A.

44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N.A.
45	<b>Remarks:</b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Goregaon (East) Branch, we have valued the Commercial Office No. 2/C, 2<sup>nd</sup>Floor, "Vijay Chambers Premises Co-op. Soc. Ltd.", 1140, Tribhuvan Road, Grant Road East, Shapur Baug, Grant Road, Mumbai, PIN – 400 0043, State - Maharashtra, Country – India belongs **Mr. Amit Madhav Nayak**.

We are in receipt of the following documents:

1.	Copy of Deed of Transfer dated 14.08.2017 executed between Mrs. Sabiha Mohammed Siddique Miyaji (Transferor) and Mr. Amit Madhav Nayak (Transferee).
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**LOCATION:**

The said building is located at CTS No. 1140, 1/1140 & 2/1140 of Village – Girgaon, Mumbai. It is at a walking distance of from 850 M. nearest railway station Grant Road. The surrounding locality is commercial cum residential.

**BUILDING:**

The building under reference is having 1 Basement + Ground + 11 upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal POP finished brick walls. The Staircase is of R.C.C. with R.C.C. trades and risers. The building is used for Commercial purpose.

**COMMERCIAL OFFICE:**

The Commercial Office under reference is situated on the 2<sup>nd</sup> Floor. It consists of Working Area + Cabins. Commercial Office having carpet flooring, Wooden Doors with M.S. Collapsible Shutter & Glass panelled windows with Conceal electrification & Conceal plumbing is provided.

**Valuation as on 10<sup>th</sup> April 2023**

**Total Built up Area of the Commercial Office : 363.00 Sq. Ft.**

**Deduct Depreciation:**

Year of Construction of the building	:	1972
Expected total life of building	:	60 Years
Age of the building as on 2023	:	51 Years
Cost of Construction	:	363.00 X 2,700.00 = ₹ 9,80,100.00
Depreciation	:	76.50%
Amount of depreciation	:	₹ 7,49,776.00
Prevailing market rate	:	₹ 28,000.00 per Sq. Ft. on Built up Area
<b>Value of property as on 10.04.2023</b>	:	<b>363.00 X 28,000.00 = ₹ 1,01,64,000.00</b>







## ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	1 Basement + Ground + 11 upper Floors.
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office on 2 <sup>nd</sup> Floor.
3	Year of construction	1972 (As per agreement)
4	Estimated future life	09 years Subject to proper, preventive periodic maintenance and structural repairs.
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick
8	Partitions	6" thick brick wall
9	Doors and Windows	Wooden Doors with Glass panelled windows
10	Flooring	Carpet flooring
11	Finishing	Cement Plaster & POP Finishing
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	-
15	(i) Internal wiring :surface/conduit	Concealed electrification
	(ii) Class of fittings: Superior/Ordinary/Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	
	(ii) No. of lavatory basins	As per Requirement
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	5'6" High, R.C.C. columns with B. B. Masonry wall
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C Tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on Trrace.
21	Pumps- no. and their horse power	As per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System.

### Actual site Photographs



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Vastukala Consultants (I) Pvt. Ltd.

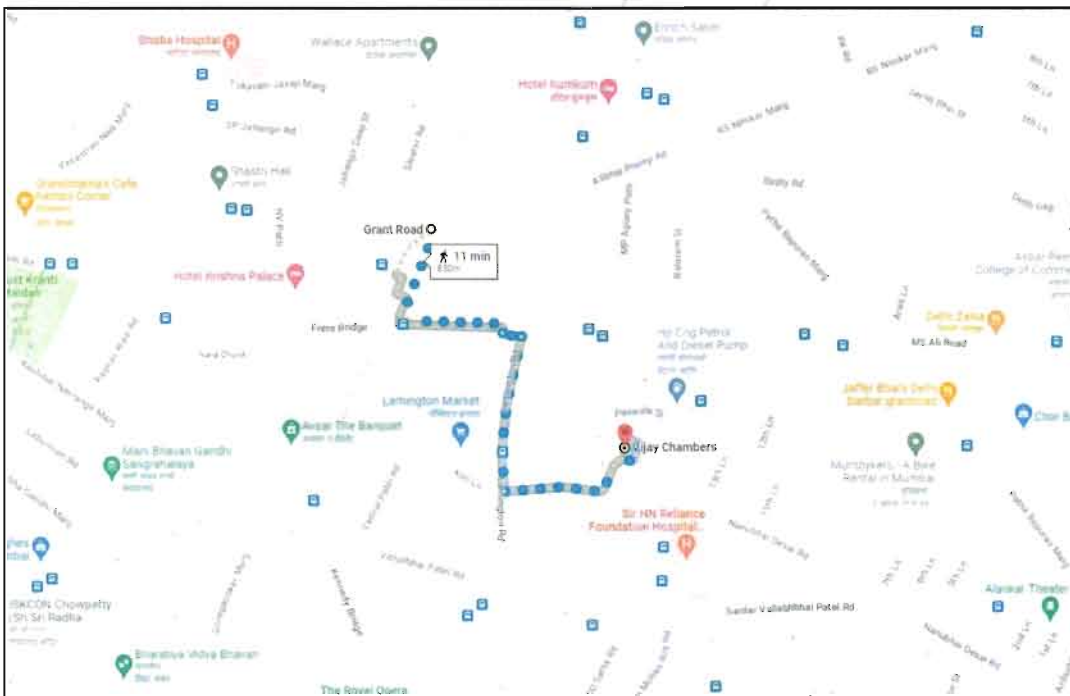
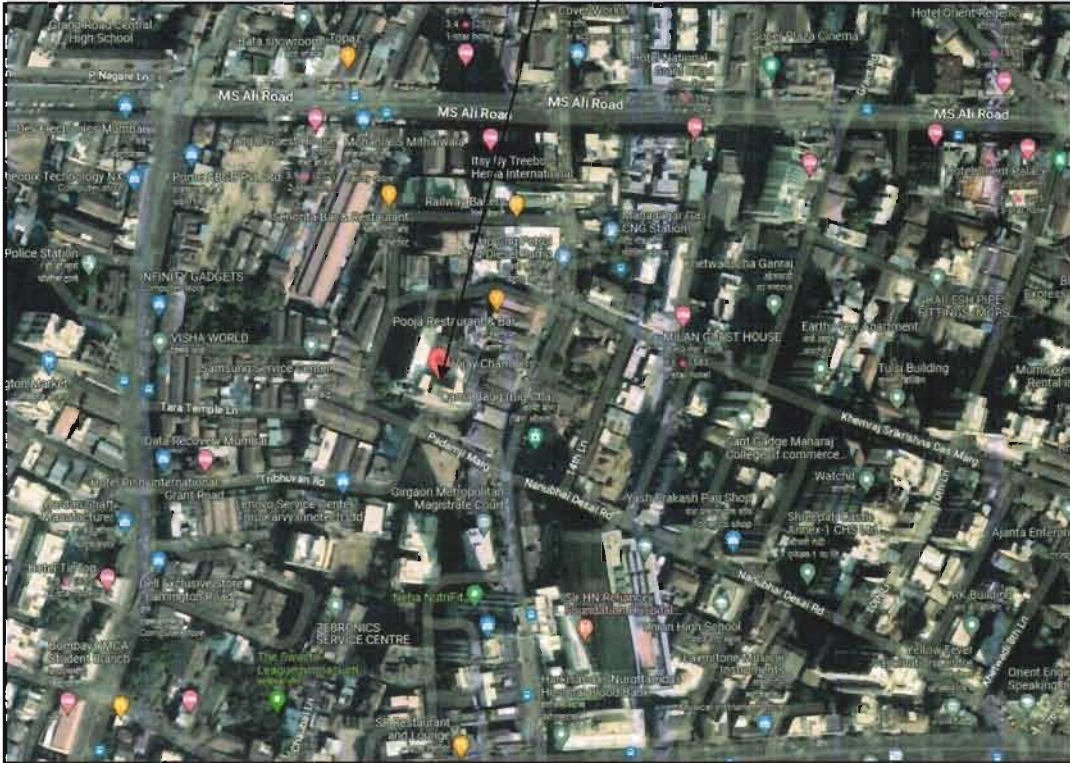
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## Route Map of the property

### Site/u/r



Latitude Longitude - 18°57'37.0"N 72°49'08.9"E

(Note: The Blue line shows the route to site from nearest Railway station – (Grant Road 850 Mtr.)

## Ready Reckoner

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन वाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close Feedback				
<b>Annual Statement of Rates</b>			Language English				
Year 2023/2024	Selected District मुंबई(मेन)		Select Village गिरगांव विन्ही जत				
	Search By <input checked="" type="radio"/> Survey No <input type="radio"/> Location						
	Enter Survey No 1140	Search					
वपविभाग	प्लॉट नं./जमीन	निवासी सपटिका	मौजिस	कुफले	सौचोपिक	एकक (Rs.)	Attribute
6/57 - भूभाग : पूर्वस राजा रामचोहन राय रोड, पश्चिमस पश्चिम रेल्वे लाईन, उत्तरस विभागाची हद्द (नीलाता शीकत जली मार्ग), पश्चिमस सरदार बल्लभभाई पटेल रोड (बरेरकर मोक)	99970	204450	334000	387600	204830	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	3,34,000.00			
No increase for all floors from ground to 4 floors	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)(A)</b>	<b>3,34,000.00</b>	<b>Sq. Mtr.</b>	<b>31,029.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	99,970.00			
The difference between land rate and building rate (A – B = C)	2,34,030.00			
Depreciation Percentage as per table (D) [100% - 51%] (Age of the Building – 51 Years)	49%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,14,645.00</b>	<b>Sq. Mtr.</b>	<b>19,941.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

**Sale Instance**

5349319 08-04-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 5349/2023 नोंदणी : Regn.63m
<b>गावाचे नाव : गिरगाव</b>		
(1)विलेखाचा प्रकार	ट्रान्सफर डीड	
(2)मोबदला	7100000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6774271.7	
(4) भू-मापन,पोटलिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं 2- ओ 2 रा मजला,विजय चेंबर्स प्रिमायसेस को ऑप सोसा लि.,त्रिभुवन रोड,मुंबई-400004,इतर माहिती दस्तात नमूद केल्याप्रमाणे ( ( C.T.S. Number : 1140, 1/1140 and 2/1140 : ) )	
(5) क्षेत्रफळ	31.22 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- संजय हिराचंद धोकाड वय-43 पत्ता:-प्लॉट नं: 401, माळा नं: - इमारतीचे नाव: आदेश्वर अपार्टमेंट, ब्लॉक नं: सपानी रोड, खेड गल्ली, प्रभादेवी, मुंबई, रोड नं: - महाराष्ट्र, मुंबई, पिन कोड:-400025 पॅन नं:-ADFPD2155F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- पंकज किशोरमल नाहर वय:-47, पत्ता:-प्लॉट नं: 201-सी, माळा नं: 2, इमारतीचे नाव: सुमेर टॉवर, ब्लॉक नं: सेठ मोती शाह लॅन, टेलिफोन एक्सचेंज समोर, भाइगाव, मुंबई, रोड नं: - महाराष्ट्र, मुंबई, पिन कोड:-400010 पॅन नं:-ACFPN8588D 2): नाव:- हितेश किशोरमल नाहर वय:-44, पत्ता:-प्लॉट नं: 1101/ए, माळा नं: - इमारतीचे नाव: नवकार दर्शन, ब्लॉक नं: अल्सर रोड, राणीबाग जवळ, व्हिक्टोरिया गार्डन, व्ही जे व्ही उद्यान, मुंबई, रोड नं: - महाराष्ट्र, मुंबई, पिन कोड:-400027 पॅन नं:-ABEPJ7704R	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5349/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	426000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

### Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Grant Road > 670 sq.ft

**₹1.60 Cr** ₹23881/sqft [Apply for loan](#) ✓ VERIFIED ON SITE ✓ ONLY ON MAGICBRICKS

Office Space For Sale in **Grant Road, Mumbai**

Furnished 1 Car Parking

Super Area <b>670 sqft</b> ₹23,881/sqft	Carpet Area <b>461 sqft</b> ₹34,707/sqft	Floor <b>Upper Basement (Out of 11 Floors)</b>
Units On Floor <b>16</b>	Pantry <b>No Personal Pantry</b>	Washroom <b>None</b>
Overlooking <b>Main Road Facing</b>	Lifts <b>2</b>	

Assured Returns of 5% per annum Property Currently Leased Out

**NOBROKER**

Office Space In Girgaon, Mumbai For Sale

₹1.8 Crores ₹1.2 Lacs/Monthly 645 Sq Ft 461 Sq Ft

Office Space

Freehold

Fully furnished

Mar 16, 2021

Get Owner Data

Report what is all not correct in this property

Unhelpful Broker Send Out Wrong

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on dated **10<sup>th</sup> April 2023**.

The term Fair Market Value is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.



### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 94,14,224.00 (Rupees Ninety Four Lakh Fourteen Thousand Two Hundred Twenty Four Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Auth. Sign

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
o=COSMOS, email=cmcs@vastukala.org, c=IN  
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**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

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