

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd
 B1-001, U/B FLOOR,
 BOOMERANG, CHANDIVALI FARM ROAD,
 ANDHERI-EAST 400072
 GSTIN/UIN: 27AADCV4303R1ZX
 State Name : Maharashtra, Code : 27
 E-Mail : accounts@vastukala.org

Invoice No. PG-1334/23-24	Dated 28-Jun-23
Delivery Note	Mode/Terms of Payment AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 002087 / 2301336	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Buyer (Bill to)
Cosmos Bank-Zaveri Bazar Branch
 Zaveri Bazar Branch
 19/21, Cosmos Bank Bldg,
 Vithalwadi Zaveri Bazar, Mumbai-400002
 GSTIN/UIN : 27AAAAT0742K1ZH
 State Name : Maharashtra, Code : 27

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) **₹ 4,720.00**
Indian Rupee Four Thousand Seven Hundred Twenty Only E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty 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. Nilesh Chandrakant Mhatre - Commercial Shop No. 35, Ground Floor, Wing - H, "Shree Adinath Tower H - Wing Co-op. Hsg. Soc. Ltd.", Sant Dhyaneswar Road, Borivali (East), Mumbai - 400 066, 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**

(Signature)
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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www.vastukala.org



PROFORMA INVOICE

Invoice No: PO-133423-24
Date: 28 Jun 23
Buyer's Order No:
Reference No. & Date:
Dispatch Doc No: 002987 13342324
Destination:
Invoice to Delivery:
Buyer's Name: VastuKala Consultants (I) Pvt Ltd
Buyer's Address: 61-001/02 FLOOR, BOOMERANG CHANDIVALI, ARM ROAD, ANHNEREAST-400025, GSTIN: UTAADCV000812X
Buyer's Email: accounts@vastukala.org
Buyer's Phone:
Supplier's Name: Common Bank-Savari Bazar Branch
Supplier's Address: Savari Bazar Branch, 1001 Common Bank Bldg, Viharwadi Savari Bazar, Mumbai-400002, GSTIN: UTAATA0142K12H
Supplier's Email: accounts@vastukala.org
Supplier's Phone:

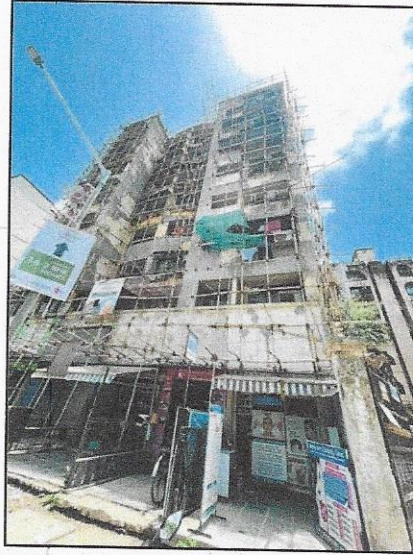
Particulars	HSN/SAC	Rate	Amount
VALUATION FEE	999999	15%	4,000.00
TOTAL			4,000.00

Particulars	HSN/SAC	Rate	Amount
INDIAN RUPEE FOUR THOUSAND SEVEN HUNDRED TWENTY ONLY			4,720.00
TOTAL			4,720.00

Company's Bank Details:
Bank Name: The Common Bank Ltd
Branch & IFSC Code: Viharwadi & CDR0000007
Account No: 011100121888
Branch Name: Viharwadi & CDR0000007
Company's PAN: AACV4389R
Country: India
Location:
NOTE - AS PER TERMS & CONDITIONS INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
Mobile Registration No - 272220123
This is a Computer Generated Invoice
Authorized Signatory:



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nilesh Chandrakant Mhatre**

Commercial Shop No. 35, Ground Floor, Wing – H, "Shree Adinath Tower H – Wing Co-op. Hsg. Soc. Ltd.",
Sant Dhyaneswar Road, Borivali (East), Mumbai – 400 066, State - Maharashtra, Country – India

Latitude Longitude - 19°14'24.4"N 72°51'53.2"E

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Valuation Prepared for:

Cosmos Bank

Zaveri Bazar Branch

19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400 002,
State - Maharashtra, Country - India.



Our Pan India Presence at :

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

- 📍 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
- 📠 TeleFax : +91 22 28371325/24
- ✉️ mumbai@vastukala.org

**Valuation Report of Commercial Shop No. 35, Ground Floor, Wing – H, “Shree Adinath Tower H – Wing Co-op. Hsg. Soc. Ltd.”, Sant Dhyaneshwar Road, Borivali (East), Mumbai – 400 066,
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 28.06.2023 for Banking Purpose
2	Date of inspection	23.06.2023
3	Name of the owner/ owners	Mr. Nilesh Chandrakant Mhatre.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Shop No. 35, Ground Floor, Wing – H, “Shree Adinath Tower H – Wing Co-op. Hsg. Soc. Ltd.”, Sant Dhyaneshwar Road, Borivali (East), Mumbai – 400 066, State - Maharashtra, Country – India Contact Person: Makes Over Beauty Clinic (Tenant) Contact No. -
6	Location, street , ward no	Sant Dhyaneshwar Road, Borivali (East), Mumbai – 400 066
7	Survey/ Plot no. of land	C.T.S No. 2367, 2367/1 to 4 of Village - Dahisar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Cum Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 186.00 Loft Area in Sq. Ft. = 130.00 (Area as per Actual Site measurement) Carpet Area in Sq. Ft. = 136.00 (Area as Agreement for Sale) Built Up Area in Sq. Ft. = 163.00

		(Area as Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Sant Dhyaneshwar Road, Borivali (East), Mumbai – 400 066
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of 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 increased payable to the Lessor in the event of sale or transfer	N. A.
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.	No
21	Attach a dimensioned site plan	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
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?	Tenant Occupied - Makes Over Beauty Clinic Occupied Since – Last 2 Years ₹ 32,000.00 Present rental income per month
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied
25	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
26	RENTS	

	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Makes Over Beauty Clinic Occupied Since – Last 2 Years
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 32,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not available
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.
		SALES	
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 registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Shop in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.



	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (As per Part Occupancy Certificate)
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	<p>Remark:</p> <p>i. As per Site Inspection, Actual Total Carpet area 186.00 Sq. Ft. & Loft area is 130.00 Sq. Ft. is more than Carpet area 136.00 Sq. Ft. & Built up area is 163.00 Sq. Ft. mentioned in the documents provided to us. As there are no permission documents available for the Loft, it is not considered for the purpose of valuation. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 65,000/- per Sq. Ft. on Built up is considered.</p> <p>ii. At the time of site visit, building renovation work is in progress.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 28.06.2023 for Commercial Shop No. 35, Ground Floor, Wing – H, “Shree Adinath Tower H – Wing Co-op. Hsg. Soc. Ltd.”, Sant Dhyaneswar Road, Borivali (East), Mumbai – 400 066, State - Maharashtra, Country – India belongs to Mr. Nilesh Chandrakant Mhatre.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.10.2021 between Mrs. Jayshree Chandrakant Pawar (The Transferor) And Mr. Nilesh Chandrakant Mhatre (The Transferees).
2	Copy of Part Occupancy Certificate No. CHE / 5916 / BP (WS) / AR dated 19.12.2007 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Share Certificate No. 33

LOCATION:

The said building is located at C.T.S No. 2367, 2367/1 to 4 of Village – Dahisar, Taluka - Borivali, District - Mumbai, State - Maharashtra, Country – India. The property falls in Residential cum commercial Zone. It is at a travel distance of 1.6 Km. from Borivali railway station.

BUILDING:

The building under reference is having Ground + 7 Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The

staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential cum Commercial purpose. Ground Floor is having 35 Commercial Shops. The building external condition is Normal. At the time of site visit, building renovation work is in progress.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. The Shop is used as Beauty Clinic purpose. It consists of 1 Room + Loft Area. The Commercial Shop is finished with Vitrified tiles flooring, Glass Door with M. S. Gate, Concealed plumbing & Casing Capping electrification.

Valuation as on 28th June 2023

The Built up Area of the Commercial Shop	:	163.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	163.00 Sq. Ft. X 3,000.00 = ₹ 4,89,000.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24.00%
Amount of depreciation		₹ 1,17,360.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,59,090.00 per Sq. M. i.e. ₹ 14,780.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,43,296.00 per Sq. M. i.e. ₹ 13,313.00 per Sq. Ft.
Value of property as on 28.06.2023	:	₹ 163.00 Sq. Ft. X ₹ 65,000.00 = ₹ 1,05,95,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 28.06.2023 (A)	:	₹ 1,05,95,000.00 - ₹ 1,17,360.00 = ₹ 1,04,77,640.00
Total Value of the property	:	₹ 1,04,77,640.00
The realizable value of the property	:	₹ 94,29,876.00
Distress value of the property	:	₹ 83,82,112.00
Insurable value of the property (163.00 × 3,000.00)	:	₹ 4,89,000.00
Guideline value of the property (163.00 × 13,313.00)	:	₹ 21,70,019.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 35, Ground Floor, Wing – H, “Shree Adinath Tower H – Wing Co-op. Hsg. Soc. Ltd.”, Sant Dhyaneswar Road, Borivali (East), Mumbai – 400 066, State - Maharashtra, Country – India for this particular purpose at ₹ 1,04,77,640.00 (Rupees One Crore Four Lakh Seventy Seven Thousand Six Hundred Forty Only) as on 28th June 2023

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28th June 2023 is ₹ 1,04,77,640.00 (Rupees One Crore Four Lakh Seventy Seven Thousand Six Hundred Forty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	2007 (As per Part Occupancy Certificate)
4.	Estimated future life	44 Years Subject to proper, preventive periodic maintenance & 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

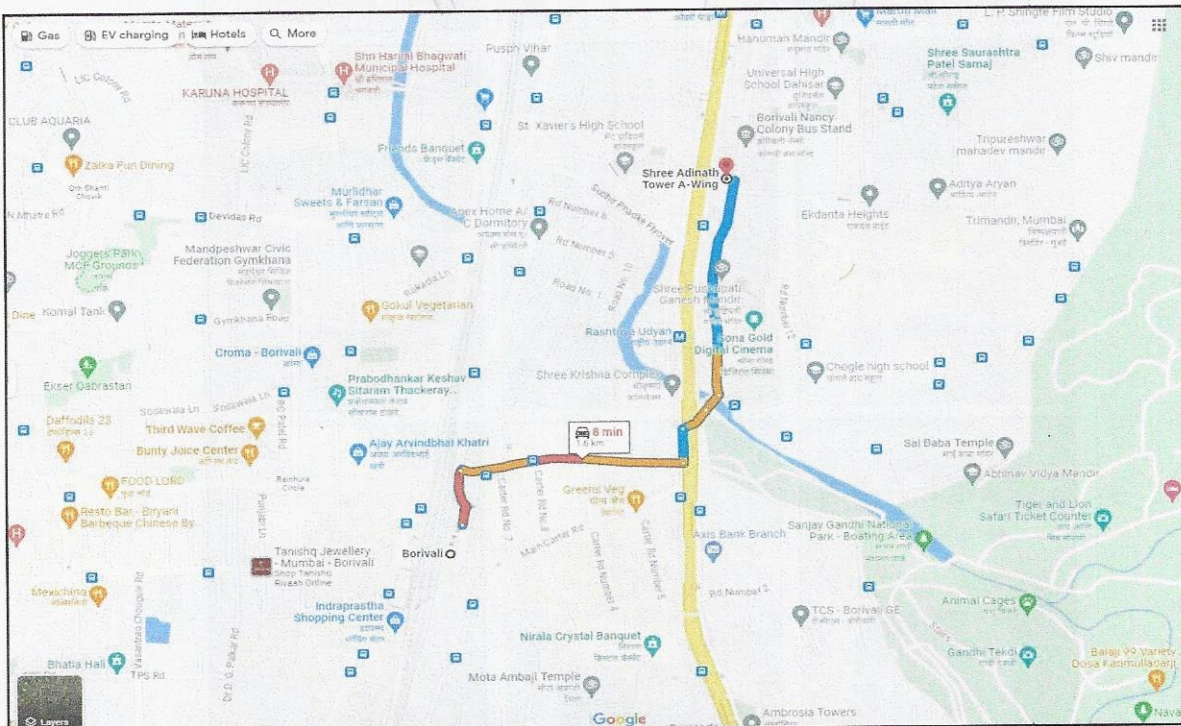
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Glass Door with M. S. Gate
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed Electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column 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	R.C.C tank on terrace
	Location, capacity	
	Type of construction	
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete 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



Route Map of the property

Site u/r



Latitude Longitude - 19°14'24.4"N 72°51'53.2"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.6 Km.)



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Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

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विभाग
महाराष्ट्र शासन



Valuation For Influence Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type Development Agreement Tenant Occupied Other Division Name [Help on Division](#)

District Name Zone Name Attribute 2307 SubZone Name

Open Land	Residence	Office	Shop	Industry	Unit
60380	127280	146370	159090	127280	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,59,090.00			
No Increase by Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,59,090.00	Sq. Mt.	14,780.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	60,380.00			
The difference between land rate and building rate (A – B = C)	98,710.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,43,296.00	Sq. Mt.	13,313.00	Sq. Ft.

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

Price Indicators

shops & homes

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RERA Registration No. A5170008459

HOME NEW HOMES AGENTS **NEW** APPLY LOAN CONTACT US SIGN IN

Property in Borivali

- Green Central** Borivali, Mumbai 3 BHK ₹ 258,37,500
- Samara Borivali** Borivali, Mumbai 1,2 BHK ₹ 99,79,000
- Wadhwa Anandra G-3** Borivali, Mumbai 3,4 BHK ₹ 620,00,000

Commercial Shop For Sale Near Nancy colony, Borivali-East, Maharashtra

Available

Shops for Sale in Borivali

2807 Total Views

₹ 515,00,000 [Save to Portfolio](#)

Commercial Shop For Sale in Borivali.

- 1600 Square feet
- Unfurnished

[Like](#) [Share](#) Sign Up to see what your friends like

CONTACT DETAILS

KISHOR K

Gagadhar Nagar, Shantivan, Near Nancy colony, Borivali

[View all properties](#)

ENQUIRE NOW

Name *

Phone *

Email *

[Print](#)

Property Map Description General Amenities

NOBROKER

Shop In Borivali East, Mumbai For Sale

near National Park, Chandraevli, Sona Gold Digital Cinema

₹ 65 Lacs 45,333 / Sq Ft

₹ 48,810 / Month Estimated EMV

150 Sq.Ft Built up Area

[Apply Loan](#)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Borivali east / Shops for Sale in Borivali east / Property Details

Shop Property Type

Freehold Ownership Type

Semi Furnished Furnishing

Jun 31, 2023 Posted On

Public And Reserved Parking 20 Cars

Ground Floor Other Floors

5 To 10 Year Age of Property

Immediately Available From

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Neighbory: METRO Cash Carry India Private Limited | Movie Time | Sona Gold Digital Cinema | National Ice Cream | Ashokan

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interior Cost
- Book Legal Services
- Book Renovations

Activity On This Property

19 Unique Views 0 Shortlists 1 Contact Request

Similar Properties

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Home > Commercial Property for Sale in Mumbai > Shop for Sale in Mumbai > Shop for Sale in Shantivan > 240 Sq.ft

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime @ 50% OFF**

Posted on Jun 03, 23 Property ID: 60562621

Contact Owner
Vilas -91-98XXXXXXX
[Get Phone No.](#)

₹1.05 Cr ₹43750/sqft [Apply for loan](#) ONLY ON MAGICBRICKS

Commercial Shop For Sale in **Shantivan, Mumbai**

2ft wide Entry **Ground Floor** **Unfurnished**

Super Area 240 sqft ₹43,750/sqft	Carpet Area 210 sqft ₹50,000/sqft	Floor Ground (Out of 7 Floors)
Property Age 10 to 15 years	Suitable For Clinic, Meat Shop, Salon/Spa, Stationary Shop, Mobile Shop, Chemist Shop	Lifts 3

Corner Shop **Virtual Space Option Available**

[Contact Owner](#) [Get Phone No.](#) Last contact made 21 days ago

More Details

Price	₹1.05 Cr
Booking Amount	₹2.0 Lac
Facilities	Lift, Security, Visitor Parking, Internet/Wi-Fi Connectivity, Cafeteria/Food Court, CCTV Camera
Address	Shantidwat C&D CHS., Shantivan, Borivali East, Shantivan, Mumbai - Western Mumbai, Maharashtra

99acres Commercial Buy Order Locality / Project / Society / Landmark

Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai

Commercial Project **₹50 Lac** @ 50,000 per sq. ft. **Ready to move**

Get Rental income starting @ ₹13,000 / month

RSRA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Pre Leased Details Owner Details Recommendations Articles

Property (6)

Safe Amount ₹50 Lac @ 50,000 per sq. ft. (Negotiable)	Carpet Area 100 sq. ft. (9.29 sq.m)
Built-up Area 110 sq. ft. (10.22 sq.m)	Floor Number Ground
Parking Only public parking available	Washrooms Public and Private Washrooms available
Key Highlights Main road facing, Corner property, Near Entrance	Property Age 10+ Year Old

Places nearby [View All \(50\)](#)

Goyal Trade Center Sona Gold Cinema, Shantivan, Borivali, Mumbai, Maharashtra 400066, Shantivan Complex Colony, Mumbai Andheri-Dahisar, Mumbai

[Shrikrishna Temple](#) [Omkareshwar Temple](#) [Hanuman Temple](#) [Hanuman Temple](#) [Mohit Hospital](#) [Ashtavin](#)

Why should you consider this property?

Price Indicators

The screenshot displays a NoBroker listing for a shop in Borivali East, Mumbai. The listing includes the following details:

- Property Type:** Shop
- Price:** ₹ 50 Lacs
- Monthly Rent:** ₹ 57,546
- Area:** 110 Sq.Ft
- Location:** Borivali East, Mumbai
- Nearby Locations:** Carmichael Cinema Annex Hall, McDonald's, METRO Cash Carry India Private Limited, Showרגוני Pan Bhaji Centre, Pothalavan
- Services:** Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations
- Activity On This Property:** 58 views, 2 hearts, 1 share
- Similar Properties:** Section for related listings

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th June 2023**.

The term 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 knowledgeable 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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 neighborhood 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 **₹ 1,04,77,640.00 (Rupees One Crore Four Lakh Seventy Seven Thousand Six Hundred Forty Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR,
o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=INDIA,
2.5.4.20e98222b64f4a235d030c0c139a26865913490c1d33d4133
2115279b17a1805652, postalCode=400009, st=Maharashtra,
serialNumber=410564640a0c0904602a5a880e3c96b3171bd2
e394e287e79a3270235c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.28 15:59:34 +05'30'



Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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