

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1565/23-24</b>	Dated <b>15-Jul-23</b>
Buyer (Bill to) <b>Cosmos Bank - Mulund (East)</b> GROUND +1ST FLOOR OF SHOP NO-2, 1ST FLOOR OF SHOP NO-1, 'ROMELL VASANTI', VASANTI VIHAR CO-OP HSG SOC LTD NAVGHAR RAOD, MULUND-EAST GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date.	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References
	Buyer's Order No. Dispatch Doc No. <b>002416 / 2301563</b>	Dated Delivery Note Date
	Dispatched through Terms of Delivery	Destination

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

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

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

**Remarks:**  
 Mrs. Megha Manish Thakkar & Mr. Manish Pratap Thakkar - Commercial Office No. 320, 3rd Floor, "Runwal Heights Commercial Premises Co-Op. Soc. Ltd.", Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080, 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

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**

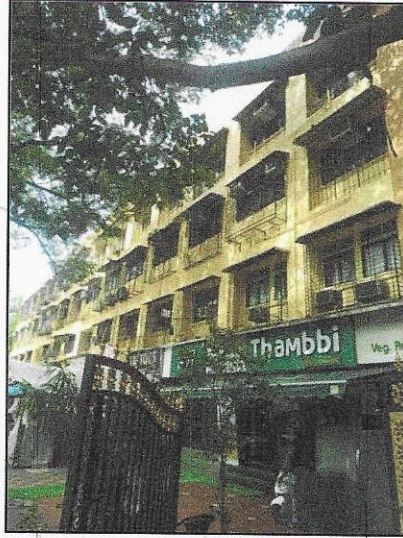
**for Vastukala Consultants (I) Pvt Ltd**

  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Megha Manish Thakkar & Mr. Manish Pratap Thakkar**

Commercial Office No. 320, 3<sup>rd</sup> Floor, "**Runwal Heights Commercial Premises Co-Op. Soc. Ltd.**",  
Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080  
State – Maharashtra, Country – India.

Latitude Longitude - 19°09'53.7"N 72°56'17.5"E

### Valuation Prepared for:

**Cosmos Bank**

**Mulund (East) Branch**

Ground + 1<sup>st</sup> Floor of Shop No. 2, 1<sup>st</sup> Floor of Shop No. 1, "**Romell Vasanti**", Vasanti Vihar Co-op. Hsg. Soc. Ltd.,  
Navghar Road, Mulund (East), Mumbai – 400 081, 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 Prepared For: Cosmos Bank / Mulund (East) Branch / Mrs. Megha Manish Thakkar (002416 / 2301563) Page 2 of 18

Vastu/Mumbai/07/2023/002416/2301563  
15/03-188-PRSH  
Date: 15.07.2023

## VALUATION OPINION REPORT

The property bearing Commercial Office No. 320, 3<sup>rd</sup> Floor, "Runwal Heights Commercial Premises Co-Op. Soc. Ltd.", Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Megha Manish Thakkar & Mr. Manish Pratap Thakkar.**

Boundaries of the property.

North : L & T Reality  
South : Marathon Max  
East : Internal Road  
West : Commercial Building

Considering various parameters recorded, 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 for **₹ 32,32,580.00 (Rupees Thirty Two Lakh Thirty Two Thousand Five Hundred Eighty 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 valuation report.

Hence certified

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
3.3.1.20=9822b6c4f6d35d095e0c39e2686913490f4d33d13  
33115279b17a18b5622, postalCode=400069, st=Maharashtra,  
serialNumber=41a352566ab8c8906b2a5a38fca3d613138bd  
22294c280279e3270c28b6c, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.07.15 12:33:24 +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

Encl. Valuation Report



### 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 Office No. 320, 3<sup>rd</sup> Floor, "Runwal Heights Commercial Premises Co-Op. Soc. Ltd.", Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080**

**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 15.07.2023 for Bank Loan Purpose
2	Date of inspection	10.07.2023
3	Name of the owner/ owners	<b>Mrs. Megha Manish Thakkar &amp; Mr. Manish Pratap Thakkar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Commercial Office No. 320, 3 <sup>rd</sup> Floor, "Runwal Heights Commercial Premises Co-Op. Soc. Ltd.", Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Ravi (Office Boy) Contact No. 9892744598
6	Location, street, ward no	Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080
7	Survey/ Plot no. of land	Survey No. 70 (Part), 71 (Part), C.T.S. No. 728, 728/1-2 of Village Nahur
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 135.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 130.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 156.00 (Area as per Carpet Area + 20%)



13	Roads, Streets or lanes on which the land is abutting	Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080
14	If freehold or leasehold land	Free Hold
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	N.A.
	<b>IMPROVEMENTS</b>	
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	N.A.



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 13,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
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 registrar of assurance records
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 up on, 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 Completion – 2002 (As per 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	N. A.



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	by documentary proof.
	<b>Remark:</b>

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 15.07.2023 for Commercial Office No. 320, 3<sup>rd</sup> Floor, "Runwal Heights Commercial Premises Co-Op. Soc. Ltd.", Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Megha Manish Thakkar & Mr. Manish Pratap Thakkar.**

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 05.03.2019 Between M/s. Manba Finance Ltd. (The Vendors) and Mrs. Megha Manish Thakkar & Mr. Manish Pratap Thakkar (the Purchasers).
2	Copy of Occupancy Certificate No. CE / 4275 / BPES / AT dated 31.12.2002 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Registration Certificate No. POM / WT / GEN / 8407 / 2003 – 2004 dated 21.04.2003 issued by Maharashtra Govt.

### LOCATION:

The said building is located at Survey No. 70 (Part), 71 (Part), C.T.S. No. 728, 728/1-2 of Village Nahur, Mulund (West), Mumbai – 400 080. The property falls in Commercial Zone. It is at a travelling distance 4.6 Km. from Mulund railway station.

### BUILDING:

The building under reference is having Ground + 3 Upper Floors. 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 building is used for Commercial purpose. 3<sup>rd</sup> Floor is having 25 Commercial Offices. The building having 2 Lifts.

### Commercial Office:

The Commercial Office under reference is situated on the 3<sup>rd</sup> Floor. It consists of Working Area. The Commercial Office is finished with Vitrified tiles flooring, Teak wood door frame with Solid flush door, Aluminum sliding windows, Casing Capping electrification.



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**Valuation as on 15<sup>th</sup> July 2023**

<b>The Carpet Area of the Commercial Office</b>	<b>:</b>	<b>130.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2002 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	21 Years
Cost of Construction	:	156.00 X 3,000.00 = ₹ 4,68,000.00
Depreciation $\{(100-10) \times 21 / 60\}$	:	31.50%
Amount of depreciation	:	₹ 1,47,420.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,80,650.00 per Sq. M. i.e. ₹ 16,783.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,58,258.00 per Sq. M. i.e. ₹ 14,703.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,000.00 per Sq. Ft.
<b>Value of property as on 15.07.2023</b>	<b>:</b>	<b>130.00 Sq. Ft. X ₹ 26,000.00 = ₹ 33,80,000.00</b>

(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)

<b>Depreciated fair value of the property as on 15.07.2023</b>	<b>:</b>	<b>₹ 33,80,000.00 - ₹ 1,47,420.00 = ₹ 32,32,580.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 32,32,580.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 29,09,322.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 25,86,064.00</b>
<b>Insurable value of the property (156 X 3,000.00)</b>	<b>:</b>	<b>₹ 4,68,000.00</b>
<b>Guideline value of the property (156 X 14,703.00)</b>	<b>:</b>	<b>₹ 22,93,668.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 320, 3<sup>rd</sup> Floor, "Runwal Heights Commercial Premises Co-Op. Soc. Ltd.", Lal Bahadur Shastri Marg, Opp. Nirmal Lifestyles, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 32,32,580.00 (Rupees Thirty Two Lakh Thirty Two Thousand Five Hundred Eighty Only) as on 15<sup>th</sup> July 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 **15<sup>th</sup> July 2023 is ₹ 32,32,580.00 (Rupees Thirty Two Lakh Thirty Two Thousand Five Hundred Eighty 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:

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**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 3 <sup>rd</sup> Floor
3.	Year of construction	2002 (As per occupancy certificate)
4.	Estimated future life	39 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	Teak wood door frame with solid flush doors, Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping electrification
	(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	Not Provided
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 terrace
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



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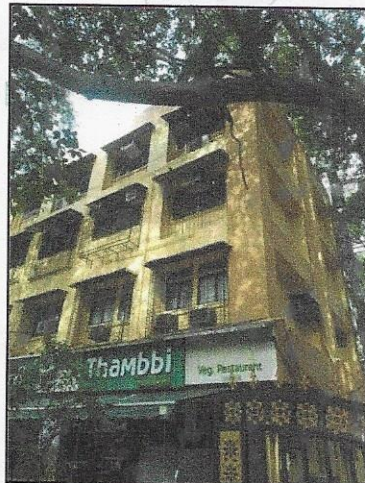
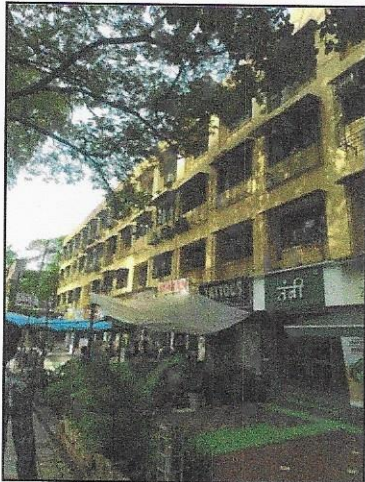
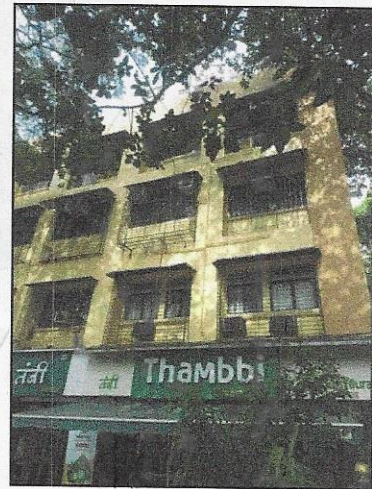
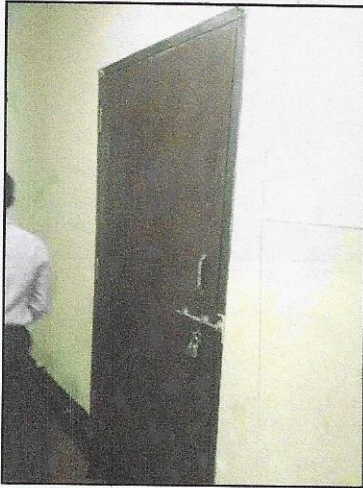
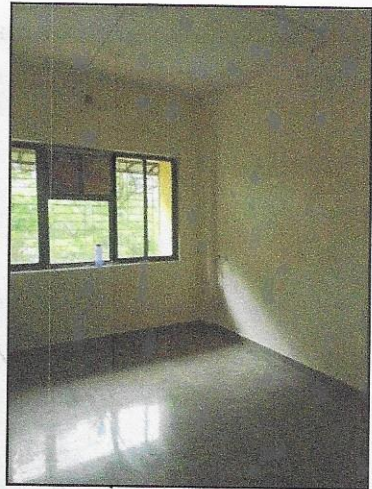
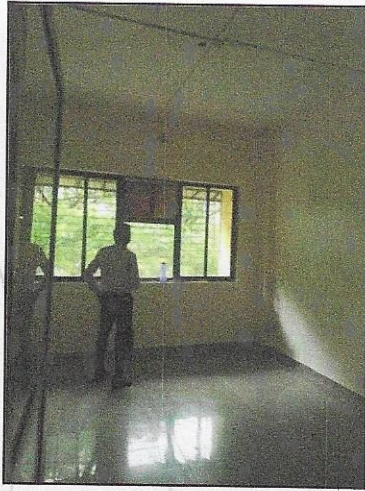
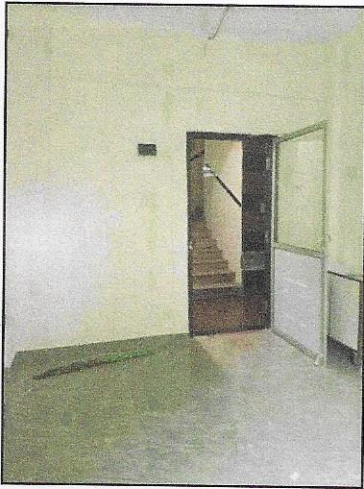
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### Actual site photographs



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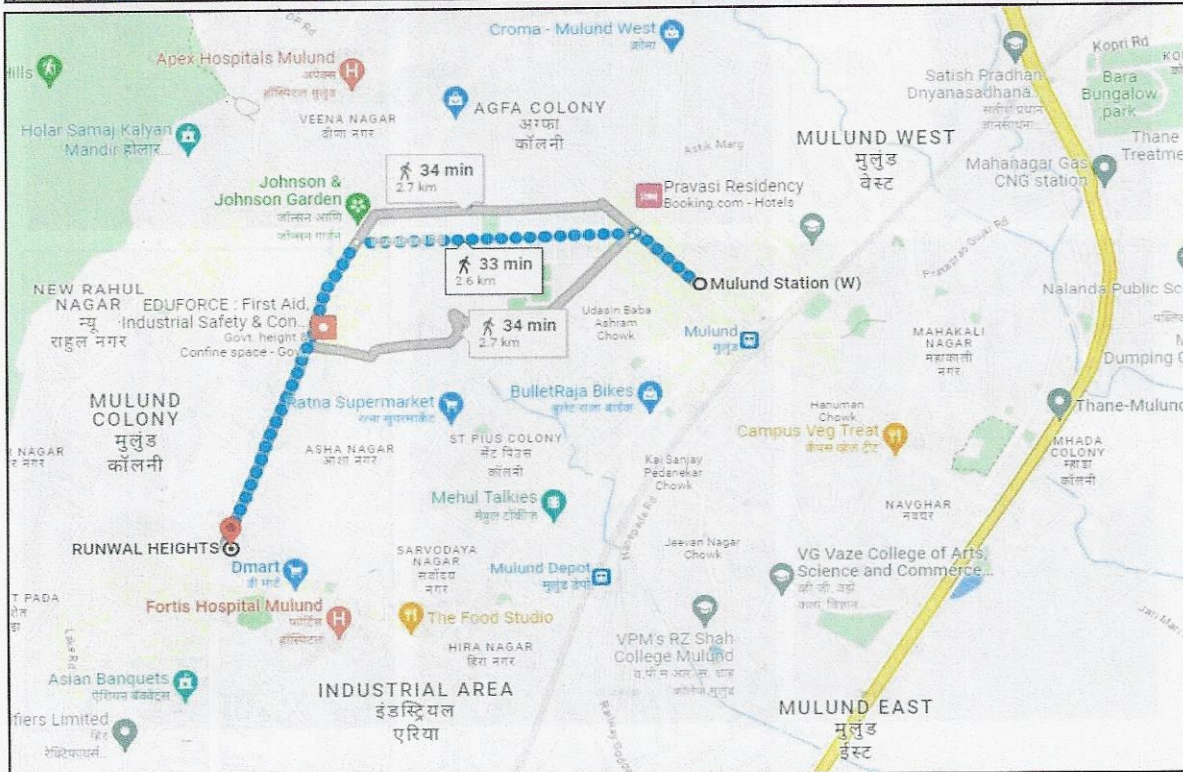
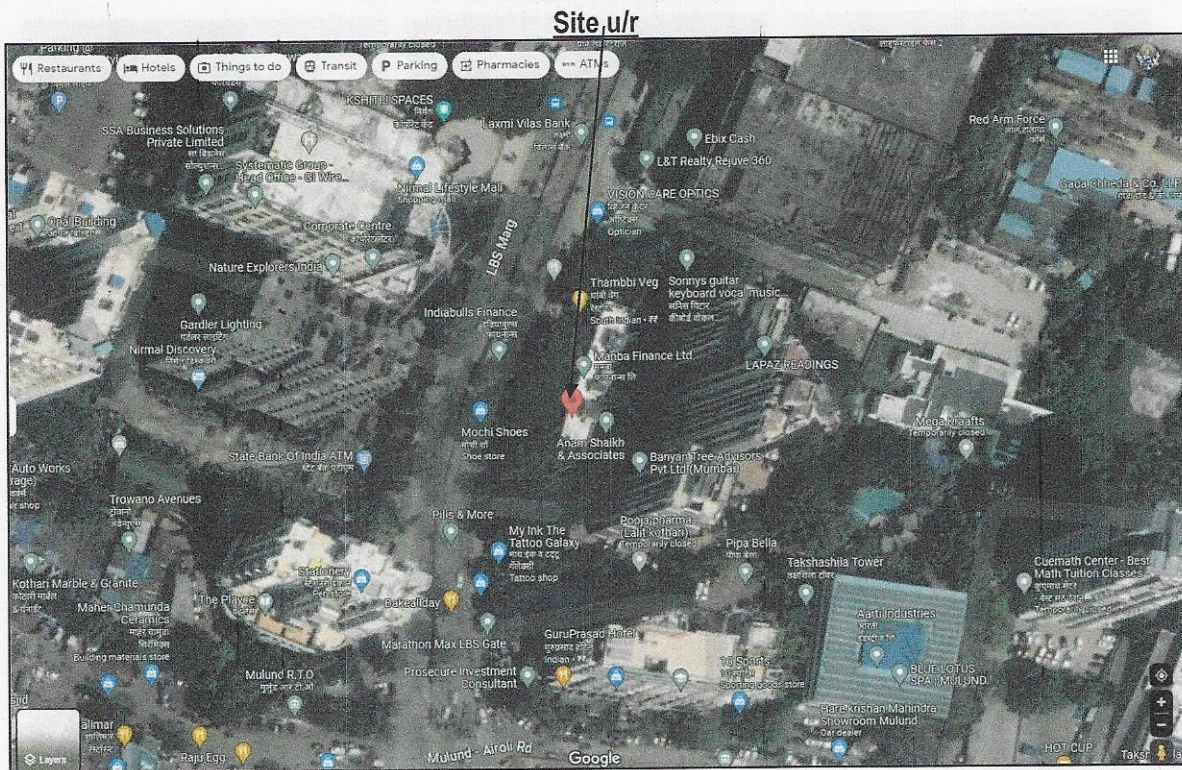
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## Route Map of the property



**Latitude Longitude - 19°09'53.7"N 72°56'17.5"E**

**Note: The Blue line shows the route to site from nearest railway station (Mulund – 2.6 Km.)**



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## Ready Reckoner Rate

Department of Registration & Stamps  
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

Valuation For Rural Area

Welcome to valuation of properties in Maharashtra \*\*\*

Location Details

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Mumbai

District Name: मुंबई (उपनगर) Zone Name: 122-नाहूर - कुर्ला

Attribute: सि.टी.एस. नंबर 728 SubZone Name: रस्ता: लाल वहादुर शास्त्री

Open Land	Residence	Office	Shop	Industry	Unit
74920	157090	180650	196360	157090	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Office	1,80,650.00			
No Increase Office Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,80,650.00</b>	<b>Sq. Mtr.</b>	<b>16,783.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	74,020.00			
The difference between land rate and building rate (A – B = C)	1,06,630.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,58,258.00</b>	<b>Sq. Mtr.</b>	<b>14,703.00</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



## Price Indicators

99acres Commercial Buy Under Locality / Project / Society / Landmark Posted on Jun 12, 2023 | Ready to move

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Mulund West


**₹ 2.25 Cr** @ 20,270 per sq.ft.  
Estimated EMI ₹ 1,79,708

Ready to move Office Space for sale in Nripal Lifestyle One Mumbai, Mulund West, Central Mumbai suburbs, Mumbai

REBA STATUS: NOT AVAILABLE | Website: <https://maharegalt.mahaonline.gov.in/>

Overview Dealer Details Explore Locality Recommendations Articles

**Property (17)**



Number of seats: 30 seats

Area spread over: 1 floor (5th / 5 floors building)

Carpet Area: 1110 sq.ft. (103.12 sq.m)

Meeting rooms & cabins: 1 meeting room and 5 cabins available

**Places nearby**  
Mulund West, Central Mumbai suburbs, Mumbai


Sonapur Market Ahle e Hadis Masjid Holy Angels Marthoma Syrian Church Raza Masjid Sai baba Mandir

magicbricks Buy Rent Sell Home Loans Login Post Property FREE Posted on Jun 29, 23 Property ID: 67777213

Get priority access & benefits with MR Prime Unlock exclusively Reserved Owner Properties Join Prime @ 50% OFF

**₹1.20 Cr** [Apply for loan](#) ONLY ON MAGICBRICKS

Office Space For Sale in **Mulund West, Mumbai**



Unfurnished

Carpet Area: 450 sqft. ₹ 26,667/sqft

Floor: 4 (Out of 11 Floors)

Washroom: 1

Facing: North - East

2 Photos

Contact Owner Maresh Kulkarni -91-77XXXXXXX

Get Phone No.

Last contact made 7 days ago

**More Details**

Price: ₹1.2 Cr

Facilities: Power Back Up, Lift, Security, Vaastu Compliant, Service/Goods Lift, Air Conditioned, Maintenance Staff

Address: Mulund West, Mumbai, Mulund West, Mumbai - Central Mumbai, Maharashtra



## Price Indicators

The screenshot shows a property listing on the 99acres website. The header includes the 99acres logo and a search bar. The main content area displays the following information:

- Price:** ₹ 4 Cr (₹ 24,242 per sq.ft.)
- Estimated EMV:** ₹ 3,19,482
- REAR STATUS:** NOT AVAILABLE
- Website:** <http://maharera.t.mhaonline.gov.in/>
- Property Type:** Ready to move Office Space for sale
- Location:** In Nirmal Lifestyle One Mumbai, Mulund West, Central Mumbai suburbs, Mumbai

Navigation tabs include Overview, Dealer Details, Explore Locality, Recommendations, and Articles.

**Property (11)**

**Number of seats:** 35 - 40 seats

**Carpet Area:** 1650 sq.ft. (153.27 sq.m)

**Area spread over:** 1 floor (5th / 9 floors building)

**Meeting rooms & cabins:** 1 meeting room and 3 cabins available

**Washrooms:** 1 private washroom available

**Places nearby:** Lal Bahadur Shastri Marg, Near Nirmal Lifestyle Mall, Moti Nagar, Mulund Colony, Mulund West, 400080, Mulund West, Central Mumbai suburbs, Mumbai

- Sonapur Market
- Ahile e Hadis Masjid
- Raza Masjid
- Sai baba Mandir
- Holy Angels Marthoma Syrian Church

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## Sales Instance

8753391	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. कुर्ला 4
13-07-2023		दस्त क्रमांक : 8753/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : नाहर</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	2965000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2961833.16	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं.216, माळा नं: 2रा मजला, इमारतीचे नाव: रुणवाल हाइट्स कमर्शियल प्रिमाईसेस को-ऑप.सो.लि, ब्लॉक नं: रुणवाल हाइट्स, रोड : एल.बी.एस.मार्ग,मुलुंड(पश्चिम),मुंबई-400080, इतर माहिती: ऑफिसचे क्षेत्र 200 चौ.फुट सुपर बिल्ट अप म्हणजेच 18.59 चौ.मी.बिल्ट अप.( ( C.T.S. Number : 728 ; ) )	
(5) क्षेत्रफळ	18.59 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश मनमोहन मेहता वय:-66 पत्ता:-प्लॉट नं: फ्लॉट नं.ए/1203, माळा नं: 12वा मजला, इमारतीचे नाव: रुणवाल टॉवर्स, ब्लॉक नं: संतोषी माता मंदिर जवळ , रोड नं: एल.बी.एस.मार्ग,मुलुंड (पश्चिम),मुंबई, महाराष्ट्र. पिन कोड:-400080 पॅन नं:-ABLPM5809R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-करीमुद्दिन इफ्तेखार अहमद खान वय:-39; पत्ता:-प्लॉट नं: रूम नं.5, माळा नं: अप्पर फ्लोअर , इमारतीचे नाव: राजीव गांधी नगर , ब्लॉक नं: दर्गा क्रॉस रोड , रोड नं: सोनापूर,भाडूप (पश्चिम),मुंबई , महाराष्ट्र. पिन कोड:-400078 पॅन नं:-ASMPK8646C 2): नाव:-शबाना बेगम करीमुद्दिन खान वय:-36; पत्ता:-प्लॉट नं: रूम नं.5, माळा नं: अप्पर फ्लोअर, इमारतीचे नाव: राजीव गांधी नगर , ब्लॉक नं: दर्गा क्रॉस रोड , रोड नं: सोनापूर,भाडूप (पश्चिम),मुंबई, महाराष्ट्र. पिन कोड:-400078 पॅन नं:-AWFPK2359H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8753/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	178000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29800	
(14)शेरा		



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## Sales Instance

11647391	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4
13-07-2023		दस्त क्रमांक : 11647/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : नाहूर</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	2600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2542111	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं .214,दुसरा मजला,रुणवाल हाईट्स ऑफ रुणवाल हाईट्स कमर्शियल प्रिमायसेस को-ऑप हौ सोसा लि.,एलबीएस मार्ग,मुलुंड पश्चिम मुंबई 400080..... सदर दस्तात मिळकतीचे क्षेत्र 130 चौ फूट कार्पेट आहे.-(( C.T.S. Number : 728, 728/1 AND 728/2 ; ))	
(5) क्षेत्रफळ	14.50 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राकेश रामनाथ त्रिवेदी वय:-49 पत्ता:-प्लॉट नं: 1ए 703, माळा नं: -, इमारतीचे नाव: सिद्धचल इलाईट, ब्लॉक नं: ठाणे, रोड नं: पोखरण रोड नं.2, वसंत विहार स्कूल जवळ, वसंत विहार, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-AADPT9343G 2): नाव:-गुलशन राकेश त्रिवेदी वय:-49 पत्ता:-प्लॉट नं: 1ए 703, माळा नं: -, इमारतीचे नाव: सिद्धचल इलाईट, ब्लॉक नं: ठाणे, रोड नं: पोखरण रोड नं.2, वसंत विहार स्कूल जवळ, वसंत विहार, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-ACXPT7922K	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रियांका सचिन चौधरी वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं.1602, माळा नं: 16 वा मजला, इमारतीचे नाव: मनीषा प्राईड, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: जे. एन. रोड, कोठारी स्वीट्स समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AMKPN4802B 2): नाव:-चारुशिला प्रवीण चौधरी वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं.1602, माळा नं: 16 वा मजला, इमारतीचे नाव: मनीषा प्राईड, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: जे. एन. रोड, कोठारी स्वीट्स समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AGSPC9847R	
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	09/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11647/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	156000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26000	



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</sup> July 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 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.
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 ₹ 32,32,580.00 (Rupees Thirty Two Lakh Thirty Two Thousand Five Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, c=India,  
2.5.4.20=9922de6afad5c03160159a20865911492c79693941633175279  
b17a18b5652, postalCode=400065, st=Maharashtra,  
serialNumber=41a16a566ab8cc896db2a55a8f6c31f018d2e394a28  
1ca26a279a0318fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.15 12:33:38 +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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