

**PROFORMA INVOICE**

|   |                       |                       |
|---|-----------------------|-----------------------|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001,U/B FLOOR,<br>BOOMERANG,CHANDIVALI FARM ROAD,<br>ANDHERI-EAST 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org   | Invoice No.           | Dated                 |
|   | PG-2522/23-24         | 16-Sep-23             |
| Buyer (Bill to)<br><b>COSMOS BANK- KANDIVALI(WEST)</b><br>Kandivali (West) Branch<br>Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School,<br>S. V. Road, Kandivali (West), Mumbai - 400 067,<br>GSTIN/UIN : 27AAAAT0742K1ZH<br>State Name : Maharashtra, Code : 27 | Delivery Note         | Mode/Terms of Payment |
|   | Reference No. & Date. | Other References      |
|   | Buyer's Order No.     | Dated                 |
|   | Dispatch Doc No.      | Delivery Note Date    |
|   | 3670 /2302600         |                       |
|   | Dispatched through    | Destination           |
| Terms of Delivery   |                       |                       |

| Sl No.       | Particulars  | HSN/SAC | GST Rate | Amount            |
|--------------|--|---------|----------|-------------------|
| 1            | <b>VALUATION FEE</b><br><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**

Company's Bank Details  
 Bank Name : The Cosmos Co-Operative Bank Ltd  
 A/c No. : 0171001022668  
 Branch & IFS Code: Vileparle & COSB0000017

**Remarks:**

Mr. Panchan Samant Gadhavi & Mr. Gopal Samant Gadhavi. - Commercial Shop No. 8, Ground Floor, "New Garden View Phase - II Co-Op. Hsg. Soc. Ltd.", Tulinj Road, Village - Tulinj, Nallasopara (East), Taluka - Vasai, District Palghar, PIN - 401 209, State - Maharashtra, Country - India belongs to

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



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Panchan Samant Gadhavi & Mr. Gopal Samant Gadhavi**

Commercial Shop No. 8, Ground Floor, "New Garden View Phase - II Co-Op. Hsg. Soc. Ltd.",  
Tulinj Road, Village – Tulinj, Nallasopara (East), Taluka – Vasai, District - Palghar,  
PIN – 401 209, State – Maharashtra, Country – India.

Latitude Longitude - 19°25'20.9"N 72°49'29.5"E

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### Valuation Prepared for:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067,  
State - Maharashtra, Country - India



[www.vastukala.org](http://www.vastukala.org)

#### 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 OPINION REPORT

The property bearing Commercial Shop No. 8, Ground Floor, "New Garden View Phase - II Co-Op. Hsg. Soc. Ltd.", Tulinj Road, Village – Tulinj, Nallasopara (East), Taluka – Vasai, District Palghar, PIN – 401 209, State – Maharashtra, Country – India belongs to **Mr. Panchan Samant Gadhavi & Mr. Gopal Samant Gadhavi**.

### Boundaries of the property.

|       |   |                        |
|-------|---|------------------------|
| North | : | Tulinj Road            |
| South | : | Seema CHSL             |
| East  | : | Gajanan Niwas Building |
| West  | : | Garden View 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 **₹ 55,57,750.00 (Rupees Fifty Five Lakh Fifty Seven Thousand Seven Hundred Fifty 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

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
c=IN, email=manojbaburaochalikwar@vastukala.com, postalCode=400062, st=Maharashtra,  
serialNumber=4, jurisdiction=C=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.16 16:17:33 +05'30'

Auth. Sign.



**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, JJ/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Commercial Shop No. 8, Ground Floor, "New Garden View Phase - II Co-Op. Hsg. Soc. Ltd.", Tulinj Road,  
Village – Tulinj, Nallasopara (East), Taluka – Vasai, District - Palghar, PIN – 401 209,  
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 16.09.2023 for Bank Loan Purpose  |
| 2  | Date of inspection   | 13.09.2023  |
| 3  | Name of the owner/ owners  | <b>Mr. Panchan Samant Gadhavi &amp;<br/>Mr. Gopal Samant Gadhavi.</b>   |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available  |
| 5  | Brief description of the property  | <b>Address:</b> Commercial Shop No. 8, Ground Floor, "New Garden View Phase - II Co-Op. Hsg. Soc. Ltd.", Tulinj Road, Village – Tulinj, Nallasopara (East), Taluka – Vasai, District - Palghar, PIN – 401 209, State – Maharashtra, Country – India<br><b>Contact Person:</b><br>Mr. Mohan Singh (Tenant)                               |
| 6  | Location, street, ward no  | Tulinj Road   |
|    | Survey/ Plot no. of land   | Survey No. 57 A, Hissa No. 3 of village - Tulinj  |
| 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  |
|    | <b>LAND</b>  |   |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features                          | Carpet Area in Sq. Ft. = 152.00<br>Olla (Front side) in Sq. Ft. = 48.00<br>(Area as per actual site measurement)<br><br>Built-up Area in Sq. Ft. = 235.00<br>(Area as per Agreement for Sale)<br><br><b>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken</b> |

|    |  |  |
|----|--|--|
|    |  | <b>by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Tulinj Road  |
| 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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?  | Tenant Occupied – Mohan Singh  |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully  |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible – As per VVCMC norms<br>Percentage actually utilized – Details not available                                 |
| 26 | <b>RENTS</b>   |  |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Mr. Mohan Singh  |

|    |       |   |   |
|----|-------|---|---|
|    | (ii)  | Portions in their occupation  | Fully   |
|    | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each   | ₹ 19,000.00 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?  | N.A.  |
| 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 Shop 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 1987 (As per Documents) |
| 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.                                      |
|    | <b>Remark:</b>   |  |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 16.09.2023 for Commercial Shop No. 8, Ground Floor, "New Garden View Phase - II Co-Op. Hsg. Soc. Ltd.", Tulinj Road, Village – Tulinj, Nallasopara (East), Taluka – Vasai, District - Palghar, PIN – 401 209, State – Maharashtra, Country – India belongs to **Mr. Panchan Samant Gadhavi & Mr. Gopal Samant Gadhavi.**

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

|   |   |
|---|---|
| 1 | Copy of Agreement for Sale dated 06.09.2023 between Mr. Ramdular Dudnath Yadav (Transferor) AND Mr. Panchan Samant Gadhavi & Mr. Gopal Samant Gadhavi (Transferees) |
|---|---|

### LOCATION:

The said building is located at land bearing Survey No. 57A, Hissa No. 3 in the Village – Tulinj, Nallasopara (East). The property falls in Residential cum Commercial Zone. It is at 1.7 KM. travelling distance from Nallasopara railway station.

### BUILDING:

The building under reference is having Ground + 3<sup>rd</sup> + 4 part 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is good. The building is used for residential cum commercial purpose. Ground Floor is having 9 Commercial Shops.

### Commercial Shop:

The commercial shop under reference is situated on the ground floor. The composition of commercial shop is having Single unit with opla used as Novelty Store. The commercial shop is finished with Mosaic tiles flooring, MS rolling shutter to main entrance, Concealed electrification etc.







## **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16<sup>th</sup> September 2023 is ₹ 55,57,750.00 (Rupees Fifty Five Lakh Fifty Seven Thousand Seven Hundred Fifty 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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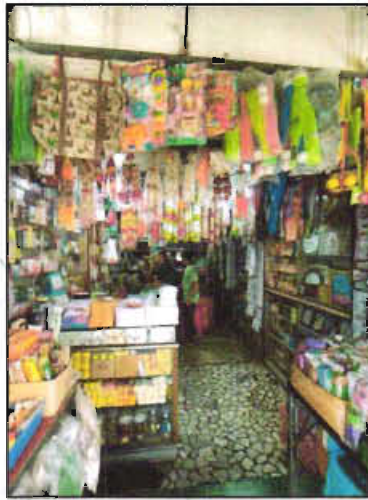
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## ANNEXURE TO FORM 0-1

| Technical details |  | Main Building  |
|-------------------|--|--|
| 1.                | No. of floors and height of each floor   | Ground + 3 <sup>rd</sup> + 4 <sup>th</sup> part upper floors                     |
| 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   | 1987 (As per Documents)  |
| 4.                | Estimated future life  | 24 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  | MS rolling shutter   |
| 10.               | Flooring   | Mosaic 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  |
|                   | (ii) Class of fittings: Superior/ Ordinary/ Poor.  |  |
| 15.               | Sanitary installations   |  |
|                   | (i) No. of water closets   | N.A.   |
|                   | (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<br>Height and length<br>Type of construction                                       | Provided   |
| 18.               | No. of lifts and capacity  | Not provided   |
| 19.               | Underground sump – capacity and type of construction   | R.C.C tank   |
| 20.               | Over-head tank<br>Location, capacity<br>Type of construction                                     | R.C.C tank on terrace  |
| 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



### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°25'20.9"N 72°49'29.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nallasopara – 1.7KM.)

## Ready Reckoner Rate

| Department of Registration & Stamps<br>Government of Maharashtra                       |                            | नोंदणी व मुद्रांक विभाग<br>महाराष्ट्र शासन                  |                                     |
|--|----------------------------|---|-------------------------------------|
| नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन<br>बाजारमूल्य दर पत्रक                        |                            |   |                                     |
| Home   | Valuation Rules            | User Manual   | Close                               |
| <b>Annual Statement of Rates</b>   |                            |   | Language<br>English                 |
| Year<br>20232024   | Selected District<br>पालघर | Select Taluka<br>बसई  | Select Village<br>मौजे (गांव) तुळीज |
| Search By<br><input checked="" type="radio"/> Survey No <input type="radio"/> Location |                            | Enter Survey No<br>57 <input type="button" value="Search"/> |                                     |
| वर्गविभाग  | कुली जमीन                  | निवासी सदनिका   | कॉमर्स                              |
| 2-महिवाम व इतर उच्चम अनुसैन्य वापरातील जमिनी   | 12400                      | 46500   | 53400                               |
|  |                            |   | 55700                               |
|  |                            |   | 53400                               |
|  |                            |   | चौ. मीटर                            |
|  |                            |   | सर्व्हे नंबर                        |

|   |                  |                 |                 |                |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Shop                                      | 55,700.00        |                 |                 |                |
| No increase for shop located on ground floor without lift                                 | 0.00             |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>                   | <b>55,700.00</b> | <b>Sq. Mtr.</b> | <b>5,175.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B)                                  | 12,400.00        |                 |                 |                |
| The difference between land rate and building rate (A – B = C)                            | 43,300.00        |                 |                 |                |
| Depreciation Percentage as per table (D) [100% - 36%]<br>(Age of the Building – 36 Years) | 64%              |                 |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                    | <b>40,112.00</b> | <b>Sq. Mtr.</b> | <b>3,726.00</b> | <b>Sq. Ft.</b> |

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

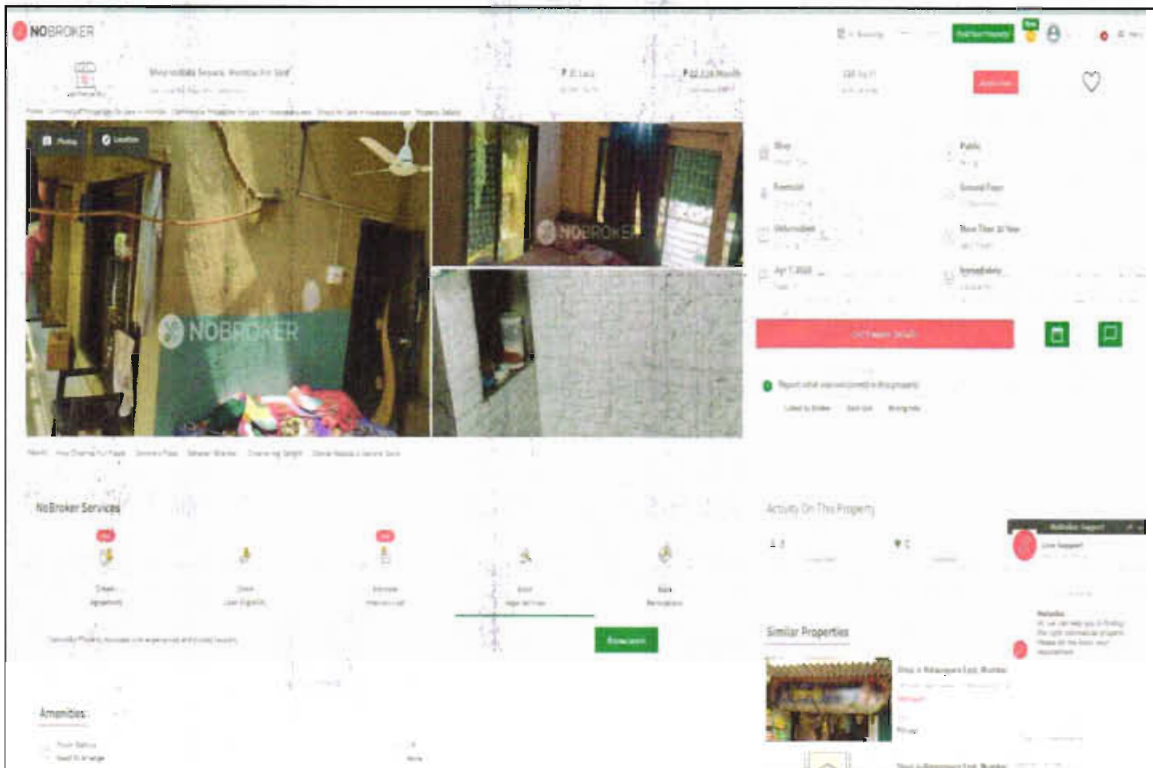
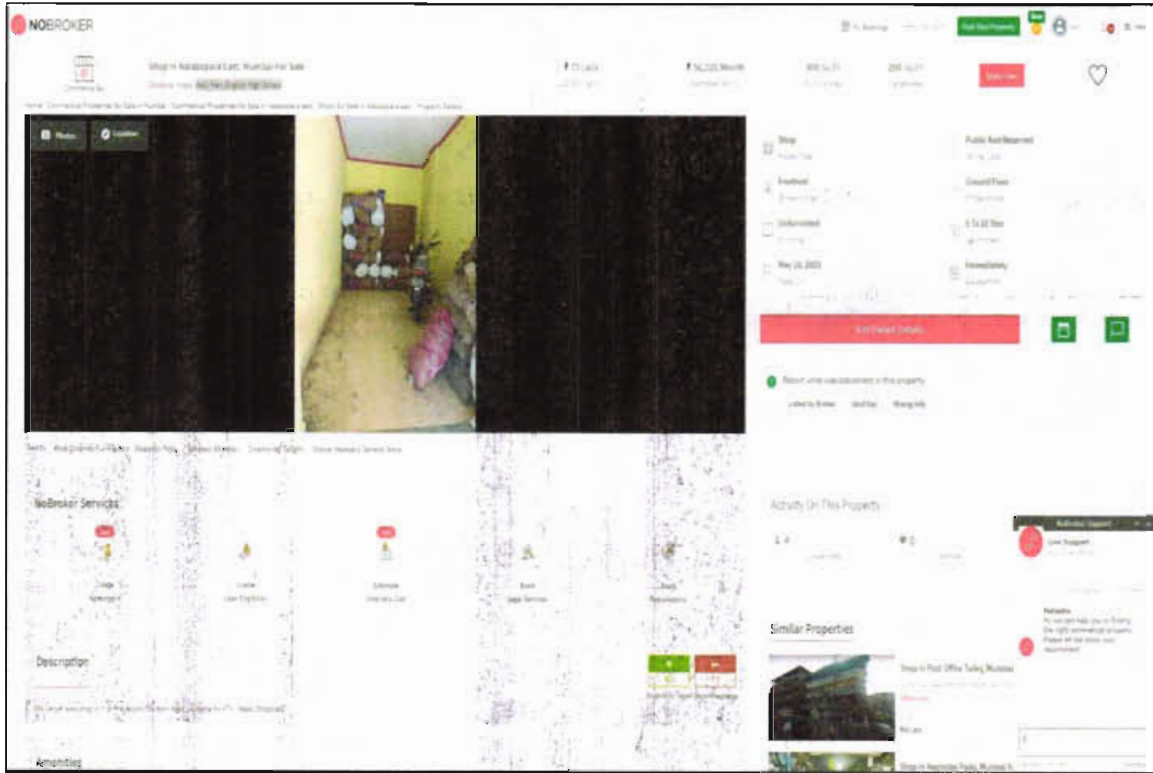
|    | Floor on which flat is Located | Rate to be adopted |
|----|--------------------------------|--------------------|
| a) | Ground Floor / Stilt / Floor   | 100%               |
| b) | First Floor                    | 95%                |
| c) | Second Floor                   | 90%                |
| d) | Third Floor                    | 85%                |
| e) | Fourth Floor and above         | 80%                |

**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





## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, Avnish ▾
Post Property 50%

Home > Commercial Property for Sale in Mumbai > Shop for Sale in Mumbai > 380 sq ft
Posted on: Jun 12, 23
Property ID: 6748333

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Unlock exclusively Reserved Owner Properties
Join Prime ★ 50% OFF

**₹90.0 Lac** ₹23684/sqft EMI - ₹ 41k [Get Loan offers from 34+ banks](#)

Commercial Shop For Sale in **Nala Sopara, Mumbai**

12ft wide Entry Ground Floor Overlooking Main Road

|   |  |  |
|---|--|--|
| <p>Super Area<br/><b>380 sqft</b> <span style="font-size: 0.8em;">₹23684/sqft</span></p> <p>Property Age<br/><b>5 to 10 years</b></p> | <p>Carpet Area<br/><b>350 sqft</b> <span style="font-size: 0.8em;">₹23714/sqft</span></p> <p>Suitable For<br/>Grocery Shop, Meat Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop, Salon/Spa</p> | <p>Floor<br/><b>Ground (Out of 7 Floors)</b></p> |
|---|--|--|

Main Road Facing

**Contact Owner**

Avnish +919833333333

Get Phone No.

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, Avnish ▾
Post Property 50%

Home > Commercial Property for Sale in Mumbai > Shop for Sale in Mumbai > Shop for Sale in Nalasopara West > 470 sq ft
Posted on: Aug 22, 23
Property ID: 5526385

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Join Prime ★ 50% OFF

~~₹77.0 Lac~~ **₹66.4 Lac** ₹16000/sqft EMI - ₹ 33k [Get Loan offers from 34+ banks](#) ★ Special Price by Owner

Commercial Shop For Sale in **Nalasopara West, Mumbai**

10ft wide Entry Ground Floor Overlooking Main Road

|  |   |   |
|--|---|---|
| <p>Super Area<br/><b>470 sqft</b> <span style="font-size: 0.8em;">₹16000/sqft</span></p> <p>Property Age<br/><b>10 to 15 years</b></p> | <p>Carpet Area<br/><b>250 sqft</b> <span style="font-size: 0.8em;">₹26560/sqft</span></p> <p>Suitable For<br/>Grocery Shop, Mobile Shop, Clothes Shop, Footwear Shop, Salon/Spa, Chemist Shop</p> | <p>Floor<br/><b>Ground (Out of 3 Floors)</b></p> <p>Pantry<br/>Dry Pantry</p> |
|--|---|---|

Main Road Facing
Assured Returns of 5% per annum

**Contact Owner**

N L NACAR +91720000000

Get Phone No.

Contact Owner

Get Phone No.

⏰ Last contact made 7 day ago

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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 **16<sup>th</sup> September 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.

