

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Arpit Jagdishchandra Kabra & Mrs. Avni A. Kabra**

Commercial Unit No. 302, 3rd Floor, B Wing, “**Royal Enclave**”, Parsi Panchayat Road,
Andheri (East), Mumbai – 400069, State – Maharashtra, Country – India.

Latitude Longitude - 19°07'31.9"N 72°51'08.1"E

Valuation Done for:

Cosmos Bank




Goregaon (East) Branch

D Definity, Shop No. 95, Ground Floor No. 364, 3, Jay Prakash Nagar Road No. 3, Jay Prakash Nagar,
Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.



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 **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



Vastu/Mumbai/03/2024/7729/2305621
19/21-369-SKVSM
Date: 19.03.2024

VALUATION OPINION REPORT

The property bearing Commercial Unit No. 302, 3rd Floor, B Wing, "Royal Enclave", Parsi Panchayat Road, Andheri (East), Mumbai – 400069, State – Maharashtra, Country – India belongs to **Mr. Arpit Jagdishchandra Kabra & Mrs. Avni A. Kabra.**

Boundaries of the property.

North : Apollo Arcade
South : Parsi Panchayat Road
East : Son Udyog
West : RK Singh Marg

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 ₹ **1,82,35,031.00 (Rupees One Crore Eighty Two Lakh Thirty Five Thousand Thirty One 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.**

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Director

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



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Valuation Report of Commercial Unit No. 302, 3rd Floor, B Wing, "Royal Enclave", Parsi Panchayat Road,
Andheri (East), Mumbai – 400069, 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 19.03.2024 for Bank Loan Purpose
2	Date of inspection	18.03.2024
3	Name of the owner/ owners	Mr. Arpit Jagdishchandra Kabra & Mrs. Avni A. Kabra
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 not available)
5	Brief description of the property	Address: Commercial Unit No. 302, 3 rd Floor, B Wing, "Royal Enclave", Parsi Panchayat Road, Andheri (East), Mumbai – 400069, State – Maharashtra, Country – India. Contact Person: Mr. Raja Shukla (Sales Person) Contact No. 9869668865
6	Location, street, ward no	Parsi Panchayat Road, Andheri (East), Mumbai – 400069
	Survey/ Plot no. of land	C.T.S. No. 124(Part), 126, 126/1 to 10 of Village - Mogra
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 1,054.00 (Including Elevation Projection Area) Loft Area in Sq. Ft. = 260.00 Sq. Ft. (Height 5'0") (Area as per Agreement for Sale) Carpet Area in Sq. Ft. = 759.00 Loft Area in Sq. Ft. = 251.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 911.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Parsi Panchayat Road, Andheri (East), Mumbai – 400069
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.
	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?	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 61,000.00 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?	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 Unit 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.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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.
	Remark: Loft which is mentioned in the agreement and at site is less than 5' in height, hence same is not considered for valuation.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 19.03.2024 for Commercial Unit No. 302, 3rd Floor, B Wing, “**Royal Enclave**”, Parsi Panchayat Road, Andheri (East), Mumbai – 400069, State – Maharashtra, Country – India belongs to **Mr. Arpit Jagdishchandra Kabra & Mrs. Avni A. Kabra.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 05.03.2024 between M/s. Shri Om Sai Developers (the Developers) AND Mr. Arpit Jagdishchandra Kabra & Mrs. Avni A. Kabra (the Purchasers)
2	Copy of Part Occupancy Certificate No. CE / 5182 / WS / AK dated 27.12.2017 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Amended Commencement Certificate No. CE / 5182 / WS / AK dated 01.04.2013 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at C.T.S. No. 124(Part), 126, 126/1 to 10 of Village – Mogra, Taluka – Andheri, District – Mumbai Suburban. The property falls in Commercial Zone. It is at a walkable distance 950 M. from Andheri railway station.

BUILDING:

The building under reference is having Basement for Car Parking + Ground Floor for Shops for existing tenants + 1st floor of Office + 2nd Floor for Podium Parking + 3rd to 5th Floor for Offices. 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 external condition is good. The building is used for commercial purpose. 3rd Floor is having 7 Commercial Unit. The building is having 3 Lifts.

Commercial Unit:

The Commercial Unit under reference is situated on the 3rd Floor. It consists of Working Area + Loft Area. The Commercial Unit is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Glass facade windows & Concealed electrification & plumbing.

Valuation as on 19th March 2024

The Built Up Area of the Commercial Unit	:	911.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	911.00 X 2,700.00 = ₹ 24,59,700.00
Depreciation $\{(100-10) \times 7 / 60\}$:	10.50%
Amount of depreciation	:	₹ 2,58,269.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,66,130.00 per Sq. M. i.e. ₹ 15,434.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,59,287.00 per Sq. M. i.e. ₹ 14,798.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,300.00 per Sq. Ft.
Value of property as on 19.03.2024	:	911.00 Sq. Ft. X ₹ 20,300.00 = ₹ 1,84,93,300.00

(Area of property x market rate of developed land & Commercial 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 19.03.2024	:	₹ 1,84,93,300.00 (-) ₹ 2,58,269.00 ₹ 1,82,35,031.00
Total Value of the property	:	₹ 1,82,35,031.00
The realizable value of the property	:	₹ 1,64,11,528.00
Distress value of the property	:	₹ 1,45,88,025.00
Insurable value of the property (911.00 X 2,700.00)	:	₹ 24,59,700.00
Guideline value of the property (As per Index II)	:	₹ 1,63,82,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 302, 3rd Floor, B Wing, "Royal Enclave", Parsi Panchayat Road, Andheri (East), Mumbai – 400069, State – Maharashtra, Country – India for this particular purpose at **₹ 1,82,35,031.00 (Rupees One Crore Eighty Two Lakh Thirty Five Thousand Thirty One Only)** as on 19th March 2024.

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 **19th March 2024 is ₹ 1,82,35,031.00 (Rupees One Crore Eighty Two Lakh Thirty Five Thousand Thirty One 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

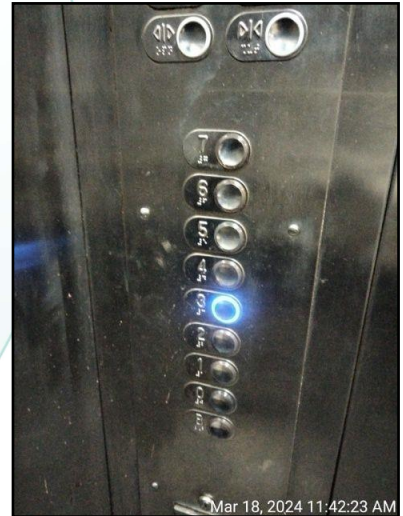
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

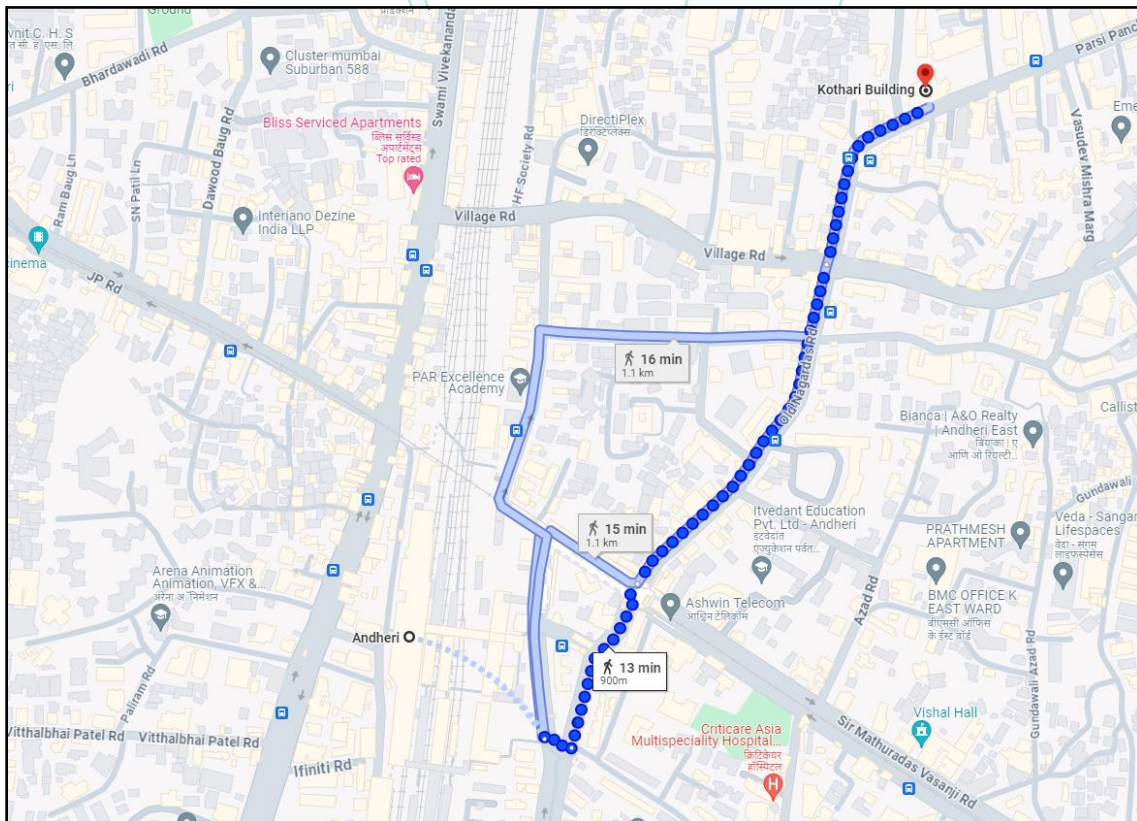
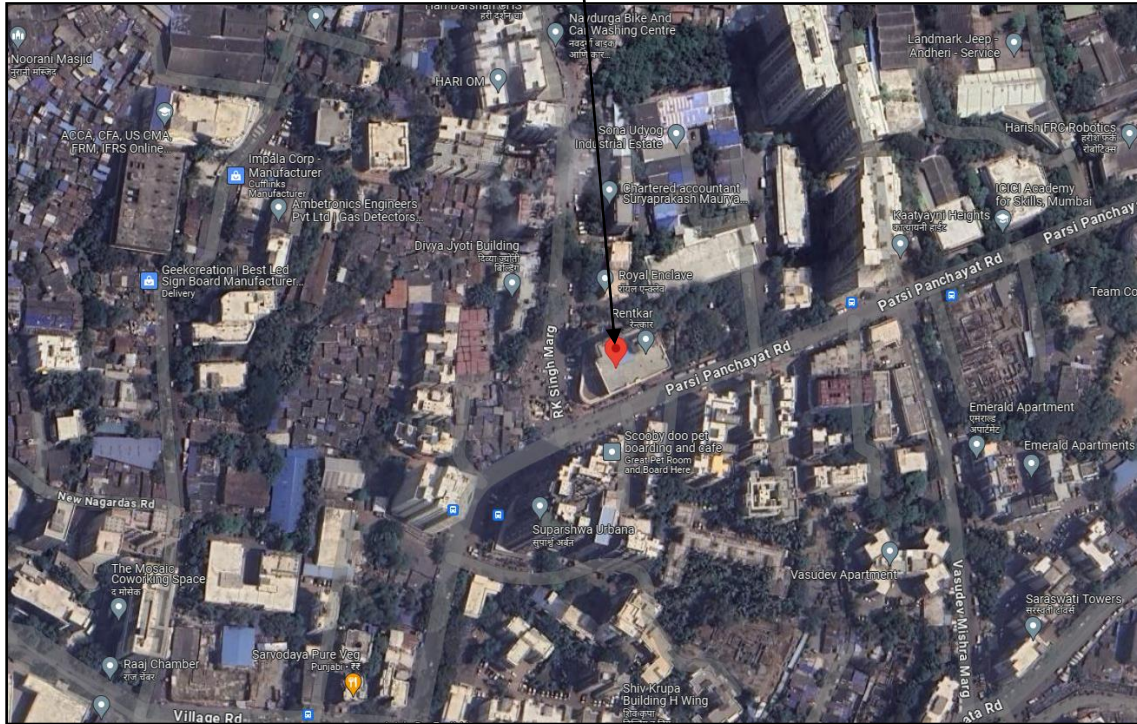
Technical details		Main Building
1.	No. of floors and height of each floor	Basement for Car Parking + Ground Floor for Shops for existing tenants + 1 st floor of Office + 2 nd Floor for Podium Parking + 3 rd to 5 th Floor for Offices
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Unit situated on 3 rd Floor
3	Year of construction	2017 (As per Part Occupancy Certificate)
4	Estimated future life	53 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 flush doors, Glass facade windows
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 onduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	3 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

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°07'31.9"N 72°51'08.1"E

Note: The Blue line shows the route to site from nearest railway station (Andheri – 900 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : MOGRA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North Village Boundary, On East Express Highway, On South 18.30 m. D. P. Road between Railway Sub-Way to Western Express Highway Sub-Way, On West Railway Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
46	46/224	68370	144460	166130	202700	144460
C. T. S. No. 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 90A, 90B, 90C, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 110/3, 110/5, 111, 111A, 112, 113, 114, 114A, 114B, 115, 116, 117, 118, 119, 120, 121, 122, 123, 123pt, 124, 125, 126, 127, 128, 129, 129A/1, 129A/2, 129B/1, 130, 131, 133, 133/1, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146pt, 179, 180, 181, 181A/1, 181A/2, 182, 182pt, 183, 184, 185, 186, 186A, 187, 188, 189, 189A, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 207C, 207D, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 250A, 250B, 250C, 250D, 250E, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Office	1,66,130.00			
No increase for all floors from ground to 4 floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,66,130.00	Sq. Mtr.	15,434.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	68,370.00			
The difference between land rate and building rate (A – B = C)	97,760.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,59,287.00	Sq. Mtr.	14,798.00	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 Unit / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

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

Sale Instance

4859514	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 7
18-03-2024		दस्त क्रमांक : 4859/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : मोगरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10437500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: युनिट नं. 111,बी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: रॉयल एंकलेव बिल्डींग, ब्लॉक नं: अंधेरी ईस्ट मुंबई 400069, रोड : पारसी पंचायत रोड, इतर माहिती: सोबत लॉफ्ट क्षेत्रफळ 181.89 व सोबत कार पार्किंग बेसमेन्ट व दस्त्यात नमूद केल्या प्रमाणे((C.T.S. Number : 124 PART, 126 :))	
(5) क्षेत्रफळ	486.64 चौ.फूट	
(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.-श्री ओम साई डेव्हलपर्स तर्फे पार्टनर विजय गोपालदास मेहरा - - वय:-77 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. १२६, विल्लेज मोगरा, ब्लॉक नं: अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: पारसी पंचायत रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400069 पॅन नं:-ABLFS9887M 2): नाव.-श्री ओम साई डेव्हलपर्स तर्फे पार्टनर नितीन सुंदरजी शाह - - वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. १२६, विल्लेज मोगरा, ब्लॉक नं: अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: पारसी पंचायत रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400069 पॅन नं:-ABLFS9887M	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-फ़ाल्गुनी पुरषोतम सोलंकी - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिव्या ज्योत कंपाऊंड, ब्लॉक नं: अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: मोगरपाडा ओल्ड नागरदास रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400069 पॅन नं:-AORPS9106C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4859/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	630000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instance


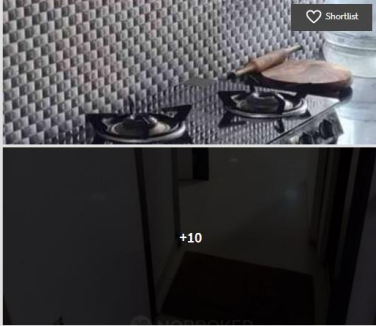
4861.514	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 7
18-03-2024		दस्त क्रमांक : 4861/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : मोगरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6900000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6441230	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: युनिट नं. 110,बी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: रॉयल एंकलेव बिल्डींग, ब्लॉक नं: अंधेरी ईस्ट मुंबई 400069, रोड : पारसी पंचायत रोड, इतर माहिती: सोबत लॉफ्ट क्षेत्रफळ 93.86 व सोबत कार पार्किंग स्पेस बेसमेन्ट दस्त्यात नमूद केल्या प्रमाणे((C.T.S. Number : 124 PART, 126 ;))	
(5) क्षेत्रफळ	292.99 चौ.फूट	
(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.-श्री ओम साई डेव्हलपर्स तर्फे पार्टनर विजय गोपालदास मेहरा - - वय:-77 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. १२६, विल्लेज मोगरा, ब्लॉक नं: अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: पारसी पंचायत रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400069 पॅन नं:-ABLFS9887M 2): नाव.-श्री ओम साई डेव्हलपर्स तर्फे पार्टनर नितीन सुंदरजी शाह - - वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. १२६, विल्लेज मोगरा, ब्लॉक नं: अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: पारसी पंचायत रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400069 पॅन नं:-ABLFS9887M	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-फ़ाल्गुनी पुरषोतम सोलंकी - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिव्या ज्योत कंपाऊंड, ब्लॉक नं: अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: मोगरपाडा ओल्ड नागरदास रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400069 पॅन नं:-AORPS9106C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4861/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	414000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

NOBROKER
Pay Rent Post Your Property

Office Space In Andheri East, Mumbai For Sale
Gundavali Andheri east, BMC OFFICE K EAST WARD

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Western express highway-andheri east / Office space for Sale in Western express highway-andheri east / Property Details

Office Space
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Jan 10, 2024
Posted On

Reserved
Parking (1 Slot)

7
Of Total 7 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

Nearby: Technopolis Knowledge Park | Sardar Patel Technology Business Incubator T2 | Carnival Cinemas | SunCity Mukta A2 Cinemas Vile Parle | Chakala

NoBroker Services

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services


Book Renovations

Activity On This Property

0 Unique Views

0 Shortlists


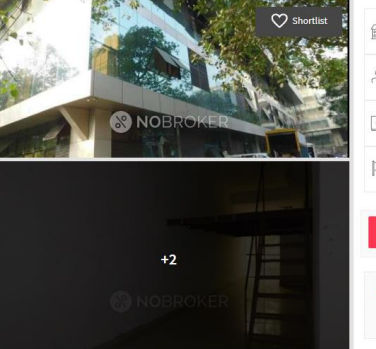
Similar Properties


Office Space in Andheri East, Mu

NOBROKER
Pay Rent Post Your Property Sign up

Office Space In Aristocrate, Lajya Compound, Mumbai Fo...
mogra lane, eco space

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Jogeshwari east / Office space for Sale in Jogeshwari east / Property Details

Office Space
Property Type

Freehold
Ownership Type

Fully Furnished
Furnishing

Feb 14, 2024
Posted On

Public And Reserved
Parking (5 Slots)

1
Of Total 3 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

Nearby: Sardar Patel Technology Business Incubator T2 | Technopolis Knowledge Park | PVR | PVR Cinemas | Chakala

NoBroker Services

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

0 Unique Views

0 Shortlists

0 Posts

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th March 2024**.

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 ₹ **1,82,35,031.00** (Rupees One Crore Eighty Two Lakh Thirty Five Thousand Thirty One Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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