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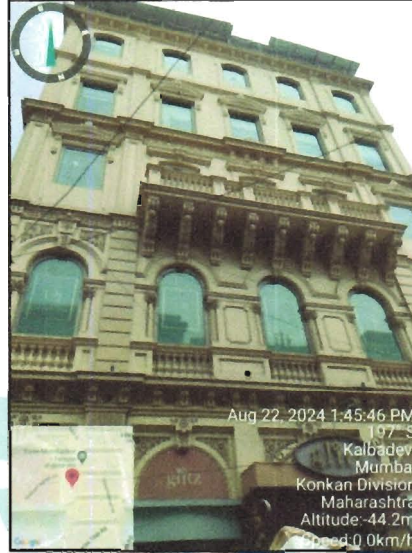
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: **Mr. Mahendra Ramesh Gandhi**

Commercial Office No. A-410, 4<sup>th</sup> Floor, Wing – A, "**Glitz Building**", Glitz Premises Co-Op. Soc. Ltd., 99  
Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai - 400 002,  
State – Maharashtra, Country – India.

Latitude Longitude - 18°57'00.3"N 72°49'47.1"E

#### Intended User:

**Cosmos Bank**

**Dombivali (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan,  
District – Thane – 400 605, State – Maharashtra, Country – India.



**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

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

#### **Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Cosmos Bank / Dombivli (East) Branch / Mr. Mahendra Ramesh Gandhi (10716/2307904)

Page 2 of 18

Vastu/Thane/08/2024/10716/2307904

28/01-382-PSSKM

Date: 28.08.2024

### VALUATION OPINION REPORT

The property bearing Commercial Office No. A-410, 4<sup>th</sup> Floor, "**Glitz Building**", Glitz Premises Co-Op. Soc. Ltd., 99 Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai - 400 002, State – Maharashtra, Country – India belongs to **Mr. Mahendra Ramesh Gandhi**.

#### Boundaries of the property.

North	:	Vitthalwadi Road
South	:	Hirji Gopalji Building
East	:	Ahuja house
West	:	Purshottam Wadi 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 **₹ 53,78,080.00 (Rupees Fifty Three Lakh Seventy Eight Thousand 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  
Chalikwar**

**Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.28 12:41:19 +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

**Thane:** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Commercial Office No. A-410, 4<sup>th</sup> Floor, "Glitz Building", Glitz Premises Co-Op. Soc. Ltd., 99 Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai - 400 002, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 28.08.2024 for Bank Loan Purpose
2	Date of inspection	21.08.2024
3	Name of the owner/ owners	<b>Mr. Mahendra Ramesh Gandhi</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Commercial Office No. A-410, 4 <sup>th</sup> Floor, " <b>Glitz Building</b> ", Glitz Premises Co-Op. Soc. Ltd., 99 Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai - 400 002, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Deepak A. Jain (Seller's Employee) Contact No. 9967336692
6	Location, street, ward no	C – Ward, 99 Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai
7	Survey/ Plot no. of land	C.T.S. No. 1868 of Bhuleshwar Division
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. = 126.00 Loft Area in Sq. Ft. = 97.00 Total Carpet Area in Sq. Ft. = 223.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 133.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 160.00</b>



		(Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	C – Ward, 99 Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai
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	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 16,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not available
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<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 – 1961 (As per Agreement)

	year of completion	
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> As per site inspection, loft area is present on site. We have not considered the loft area for valuation purpose as same has not been mentioned in the agreement. Also approved building plan for the same is not available for verification. For the purpose of valuation, we have considered the area as per Agreement for Sale.		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 28.08.2024 for Commercial Office No. A-410, 4<sup>th</sup> Floor, "**Glitz Building**", Glitz Premises Co-Op. Soc. Ltd., 99 Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai - 400 002, State – Maharashtra, Country – India belongs to **Mr. Mahendra Ramesh Gandhi**.

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

1	Copy of Agreement for Sale dated 01.08.2024 Between Mr. Deepak Amritlal Jain, Mr. Mahendra Futermal Jain & Mrs. Simple Hasmukh Jain (The Transferor) and Mr. Mahendra Ramesh Gandhi (the Transferees).
2	Copy of Building Completion Certificate No. EEBPC / 8802 / C / A dated 15.12.2007 issued by Municipal Corporation of Greater Mumbai for Proposed repairs and additions & alterations to the existing building on plot bearing C.S. No. 1868 of Bhuleshwar Division.

### LOCATION:

The said building is located at C.T.S. No. 1868 of Bhuleshwar Division, Kalbadevi, Mumbai. The property falls in Commercial Zone. It is at a walkable distance 1.1 Km from Marine Lines station.

### BUILDING:

The building under reference is having Ground + 4 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 external condition is good. The building is used for Commercial purpose. 4<sup>th</sup> Floor is having 24 Commercial Office. 2 Lifts was provided in the building.

### Commercial Office:

The commercial Office under reference is situated on the 4<sup>th</sup> Floor. It consists of single unit + Loft Area. Loft height is 6 ft. The commercial Office is finished with Italian marble flooring, Wooden frame glass door with MS Rolling Shutter, Concealed electrification etc.



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**Valuation as on 28<sup>th</sup> August 2024**

<b>The Built Up Area of the Commercial Office</b>	<b>:</b>	<b>160.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1961 (As per Agreement)
Expected total life of building	:	70 Years
Age of the building as on 2024	:	63 Years
Cost of Construction	:	160.00 Sq. Ft. X ₹ 2,700.00 = ₹ 4,32,000.00
Depreciation $\{(100-10) \times 63 / 60\}$	:	81.00%
Amount of depreciation	:	₹ 3,49,920.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,02,400.00 per Sq. M. i.e., ₹ 28,094.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,65,577.00 per Sq. M. i.e., ₹ 15,382.00 per Sq. Ft.
Prevailing market rate	:	₹ 35,800.00 per Sq. Ft.
<b>Value of property as on 28.08.2024</b>	<b>:</b>	<b>160.00 Sq. Ft. X ₹ 35,800.00 = ₹ 57,28,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 28.08.2024</b>	<b>:</b>	<b>₹ 57,28,000.00 - ₹ 3,49,920.00 = ₹ 53,78,080.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 53,78,080.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 48,40,272.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 43,02,464.00</b>
<b>Insurable value of the property (160.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 4,32,000.00</b>
<b>Guideline value of the property (As per Index II)</b>	<b>:</b>	<b>₹ 44,84,592.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. A-410, 4<sup>th</sup> Floor, "**Glitz Building**", Glitz Premises Co-Op. Soc. Ltd., 99 Vithalwadi, Champ Galli Cross Lane, Bhuleshwar Division, Kalbadevi, Mumbai - 400 002, State – Maharashtra, Country – India for this particular purpose at **₹ 53,78,080.00 (Rupees Fifty Three Lakh Seventy Eight Thousand Eighty Only)** as on **28<sup>th</sup> August 2024**.



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**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 **28<sup>th</sup> August 2024 is ₹ 53,78,080.00 (Rupees Fifty Three Lakh Seventy Eight Thousand 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:

**ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 4 <sup>th</sup> Floor
3.	Year of construction	1961 (As per Agreement)
4.	Estimated future life	7 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



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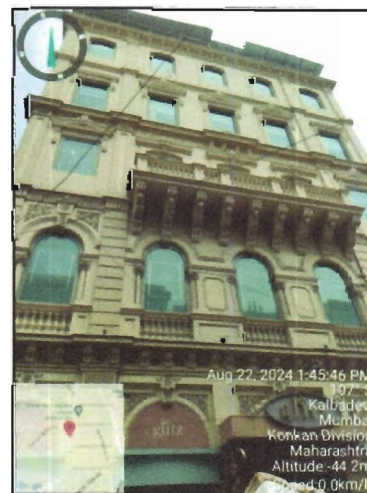
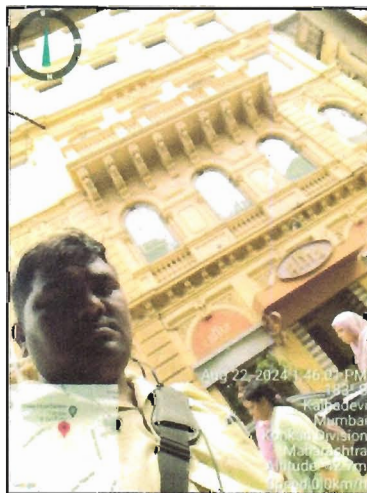
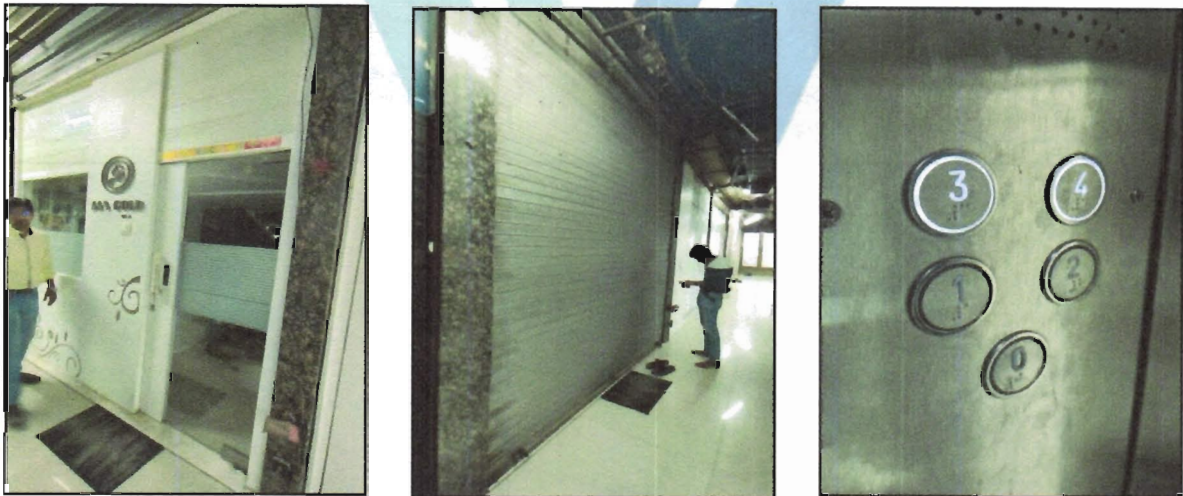
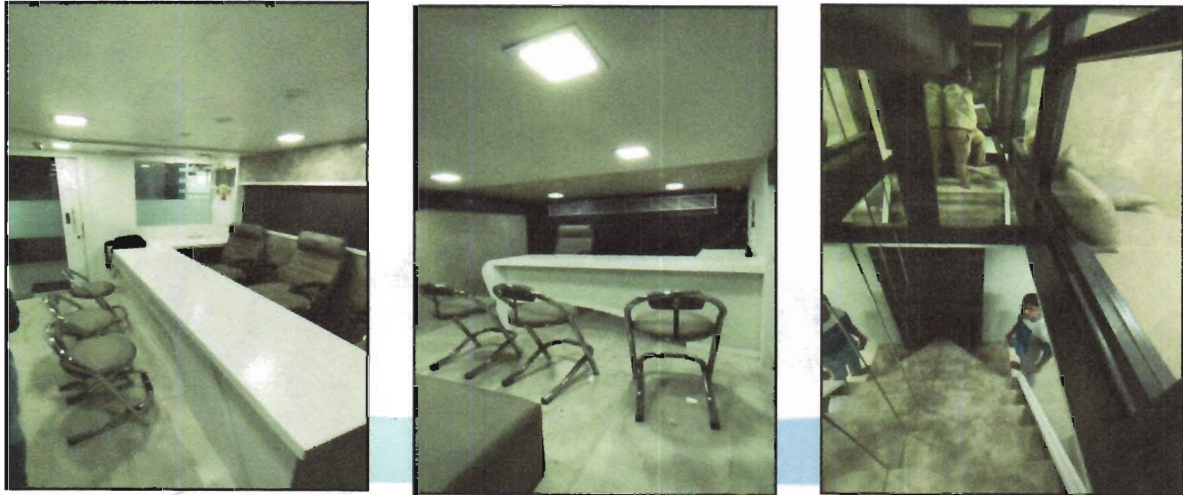
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		are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Wooden frame glass door with MS Rolling Shutter
10	Flooring	Italian marble flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i)	Internal wiring – surface or conduit
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.
15	Sanitary installations	
	(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 provided
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



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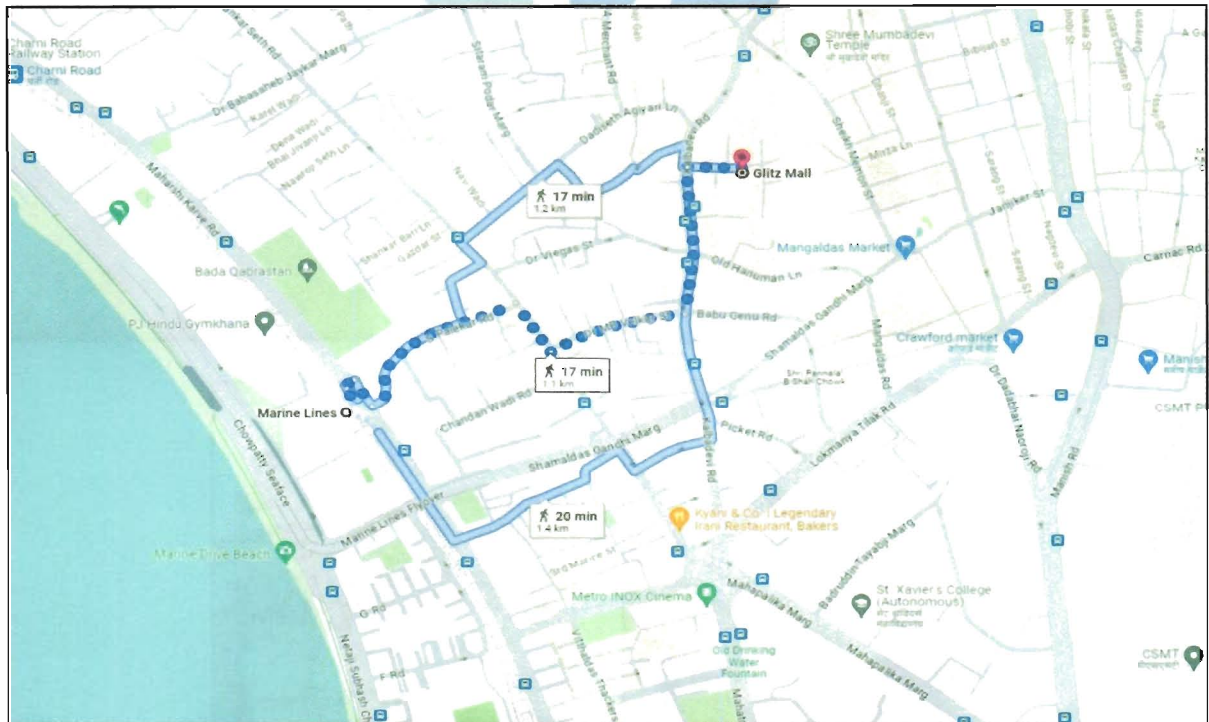
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## Route Map of the property

Site u/r



**Latitude Longitude - 18°57'00.3"N 72°49'47.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Marine Lines – 1.1 KM.)



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## Ready Reckoner Rate

Home		Valuation Guidelines   User Manual	
<b>Year</b>	2024-2026	<b>Language</b>	English
<b>Selected District</b>	MumbaiMain		
<b>Select Village</b>	धुनेश्वर डिहोजन		
<b>Search By</b>	<input checked="" type="radio"/> Survey No. <input type="radio"/> Location		
<b>Enter Survey No</b>	1868	<b>Search</b>	
<b>उपविभाग</b>	5/49-मुहाम	<b>खुली जमीन</b>	85220
	पश्चिम व उत्तरीकडे वाळवा देवी रोड, इलियेकडे लोकनाथ टिळक रोड, पुर्वेस अखिल पद्मनाभ स्टीट सामधील भाग	<b>निवासी मरनिता</b>	167530
		<b>जमीन</b>	302400
		<b>दुकाने</b>	348400
		<b>औद्योगिक</b>	168060
		<b>एकक (Rs.)</b>	बौ. मीटर
		<b>Attribute</b>	वि.टी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Office</b>	3,02,400.00			
No Increase on Office Located on Fourth Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>3,02,400.00</b>	<b>Sq. Mtr.</b>	<b>28,094.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	85,220.00			
The difference between land rate and building rate (A – B = C)	2,17,180.00			
Depreciation Percentage as per table (D) [100% - 63%] (Age of the Building – 63 Years)	37%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,65,577.00</b>	<b>Sq. Mtr.</b>	<b>15,382.00</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 Office in the building	Rate
a)	<b>On Ground to 4 Floors</b>	<b>No increase for all floors from ground to 4 floors</b>
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

Property	Office		
Source	No Broker		
Floor			
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	110.00	150.00	-
Percentage	-	-	-
Rate Per Sq. Ft.	₹ 53,636.00	₹ 39,333.00	-

**NOBROKER**

Office Space In Kalbadevi, Mum... ₹ 59 Lacs ₹ 44,305/Month 150 Sq.Ft 110 Sq.Ft

Commercial Buy 315 Kalbadevi road, opp kakad market 39,333 / Sq Ft Estimated EMV Built Up Area Carpet Area Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Kalbadevi / Office space for Sale in Kalbadevi / Prope...

Photos Location Shortlist

Office Space None  
 Freehold 1  
 Semi Furnished 5 To 10 Year  
 Jul 1, 2024 Immediately

Get Owner Details

Report what was not correct in this property  
 Listed by Broker Sold Out  
 Wrong Info

Activity On This Property  
 Unique Views 8 Shortlists 0 Complaints 0  
 Powered By: NBEstimate

Similar Properties  
 There are no Similar Properties

Nearby: The Ajara Co-Operative Bank Limited Cotton Green Railway Station Lakadwala Solitaire  
 Zain Eye Care Metro INOX Cinema

**NoBroker Services**

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

**Amenities**

Power Backup Full Lift None

## Price Indicators

Property	Office		
Source	No Broker		
Floor			
	Carpet	<b>Built Up</b>	<b>Saleable</b>
Area	340.00	425.00	-
Percentage	20%	-	-
Rate Per Sq. Ft.	₹ 45,588.00	₹ 36,471.00	-

**NOBROKER**

**Office Space in Kalbadevi, Mumbai...**

₹ 1.55 Crores | ₹ 1.16 Lacs/Month | 425 Sq.Ft. Built-up Area

₹ 36,471 / Sq Ft | Estimated EMI

Commercial Buy | matoshree\_carron\_20

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Kalbadevi / Office space for Sale in Kalbadevi / Property

Photos | Location | Showlist

**Office Space**  
Project Type: None

**Freehold**  
Ownership Type: Freehold

**Fully Furnished**  
Furnishing: Fully Furnished

**Jul 25, 2024**  
Possession: Immediately

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

**NoBroker Services**

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

**Description**

its 425 sqft ownership property for sale, its in main road facing, fully maintained, use for commercial use.

Powered By: Smart Recommendation

**Amenities**

**Activity On This Property**

- 0 Unique Views
- 0 Shortlists
- 0 Contacted

Powered By: NEE estimate

**Similar Properties**

- Office Space in Kalbadevi... ₹ 9 Crores | 450 sqft
- Office Space in Kalbadevi...

## Sales Instance

Property	Office		
Source	Index II		
Floor	4 <sup>th</sup> Floor		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	133.00	160.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 37,594.00	₹ 31,250.00	-

9283508 14-01-2024 Note -Generated Through eSearch Module, For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 9283/2022 नोंदणी Regn.63m
<b>गावाचे नाव : भुलेश्वर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4499712	
(4) भू-मापन.फोटोहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं 414 बी. माळा नं: 4था मजला. इमारतीचे नाव: ग्लिट्झ प्रिमायसेस को ऑपरेटिव्ह सोसायटी लिमिटेड. ब्लॉक नं: 99 विठ्ठलवाडी. रोड : चंपा गल्ली क्रॉस लेन.काळबादेवी.मुंबई 400002. इतर माहिती: क्षेत्रफळ 133.49 चौ. फूट कारपेट ( ( C.T.S. Number : 1868 ; ) )	
(5) क्षेत्रफळ	133.49 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-आदित्य रतनलाल सोनी वय :-41 पत्ता.-प्लॉट नं: -. माळा नं: -. इमारतीचे नाव: २६३ एटरप्रायसेस अपार्टमेंट. ब्लॉक नं: -. रोड नं: फोर्जेट हिल, लाडदेव, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400034 पॅन नं:-AVKPS0569B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-चिराग शैलेश वाणीगोता वय:-23, पत्ता.-प्लॉट नं 1601/1602, माळा नं: -. इमारतीचे नाव पद्मावती हार्ईटस, ब्लॉक नं: -. रोड नं: पी बी रोड, ग्रॉंट रोड, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400007 पॅन नं:-BIZPV1243E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022	
(10) दस्ता नोंदणी केल्याचा दिनांक	06/06/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	9283/2022	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	250000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instance

Property	Office		
Source	Index II		
Floor	4 <sup>th</sup> Floor		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	103.00	124.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 38,835.00	₹ 32,258.00	-

5262318 12-01-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि.मुंबई शहर 1 दस्त क्रमांक : 5262/2022 नोदणी . Regn:63m
<b>गावाचे नाव : भुलेश्वर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3480624	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: ऑफिस नं. 402 ए. माळा नं: 4 था मजला, इमारतीचे नाव: ग्लिट्झ ग्लिट्झ प्रिमायसेस कोऑपरेटिव्ह सोसायटी. ब्लॉक नं: 99, विठ्ठलवाडी. रोड : चंपा गल्ली क्रॉस लेन. कालबादेवी, मुंबई 400002. इतर माहिती: क्षेत्रफळ - 103.25 चौ. फु. (कारपेट) ( C.T.S. Number : 1868 ; )	
(5) क्षेत्रफळ	103.25 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-श्रितिन रमेशकुमार जैन वय:-41 पत्ता.-प्लॉट नं. रूम नं 26, माळा नं. 1 ला मजला, इमारतीचे नाव: गुलाम मोहमद बिल्डिंग, ब्लॉक नं नवरोजी हिल रोड नं 7, रोड नं. सॅण्डहर्स्ट रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं.-AGBPJ0732B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-मेघना विशाल कोठारी वय:-40, पत्ता.-प्लॉट नं: सी - 501, माळा नं: -, इमारतीचे नाव संकेश्वर दर्शन, ब्लॉक नं. -, रोड नं. अनंत गणपत पवार गल्ली, भायखला ईस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400027 पॅन नं.-AKUPM1604N	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/05/2022	
(10) दस्त नोदणी केल्याचा दिनांक	05/05/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	5262/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



Since 1989

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

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**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 **₹ 53,78,080.00 (Rupees Fifty Three Lakh Seventy Eight Thousand Eighty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.28 12:41:33 +05'30'

Auth. Sign.



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