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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Jagruti Yogesh Lakhani**

Commercial Unit No. 403, 4th Floor, "**Crescent Tower Premises Co-Op. Hsg.Soc. Ltd.**", Plot No. 68, New/Current Survey No. 41, City Survey No. 580, Off. New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State - Maharashtra, Country - India.

Latitude Longitude:: 19°8'25.3"N 72°50'5.7"E

Intended User:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
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Regd. Office

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

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Vastu/Mumbai/02/2025/010953/2310588

15/17-238-PRVS

Date: 15.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 403, 4th Floor, "**Crescent Tower Premises Co-Op. Hsg.Soc. Ltd.**", Plot No. 68, New/Current Survey No. 41, City Survey No. 580, Off. New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India belongs to **Mrs. Jagruti Yogesh Lakhani**.

Boundaries of the property

North	: Under Construction Building
South	: Internal Road & Crescent Royale
East	: Open Space
West	: Dheeraj Gaurav Heights

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,29,81,113.00 (Rupees One Crore Twenty Nine Lakhs Eighty One Thousands One Hundred And Thirteen 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 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: 2025.02.15 17:49:59 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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Commercial Unit No. 403, 4th Floor, "Crescent Tower Premises Co-Op. Hsg.Soc. Ltd.", Plot No. 68, New/Current Survey No. 41, City Survey No. 580, Off. New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, 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 Fair Market Value as on 15.02.2025 for Bank Loan Purpose.
1	Date of inspection	03.09.2024
3	Name of the owner / owners	Mrs. Jagruti Yogesh Lakhani
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Unit No. 403, 4 th Floor, "Crescent Tower Premises Co-Op. Hsg.Soc. Ltd.", Plot No. 68, New/Current Survey No. 41, City Survey No. 580, Off. New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State - Maharashtra, Country - India. Contact Person : Mr. Shekhar Manjrekar (Owner's Staff) Contact No. 7977236663
6	Location, Street, ward no	Off. New Link Road, Near Morya House Village - Oshiwara, Andheri (West) District - Mumbai Suburban
7	Survey / Plot No. of land	Village - Oshiwara, Plot No - 68 New Survey No - 41, City Survey No. 580
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. = 589.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 356 Mezzanine Floor Area in Sq. Ft. = 233.00 Carpet Area in Sq. Ft. = 354.00 (Area As Per Articles Of Agreement) Built Up Area in Sq. Ft. = 424.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Oshiwara, Andheri (West) Taluka - Andheri, District - Mumbai Suburban , Pin - PIN - 400 053
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
	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?	Tenant Occupied - Health Care Centre

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Health Care Centre
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	50,000/- Present 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.
26	SALES	
37	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

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2005 (As per site information)
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.
	<p>Remark: As per Agreement Carpet area is 354.00 Sq. Ft., as per measurement Carpet area is 356.00 Sq. Ft. and Mezzanine area is 233.00 Sq. Ft., aggregating 589.00 Sq. Ft. As per Maintenance Bill area is 590.00 Sq. Ft., which might be inclusive of Mezzanine Area. As Maintenance area is more than actual measurement areas including mezzanine, for the purpose of valuation we have considered mezzanine area as per measurement and consider 40% rate for the same..00</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 15.02.2025 for Commercial Unit No. 403, 4th Floor, "**Crescent Tower Premises Co-Op. Hsg.Soc. Ltd.**", Plot No. 68, New/Current Survey No. 41, City Survey No. 580, Off. New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State - Maharashtra, Country - India belongs to **Mrs. Jagruti Yogesh Lakhani**.

We are in receipt of the following documents:

1)	Copy of Articles Of Agreement Dated 29.12.2004 between M/s. Samrat Developers(The Developers) And Mrs. Jagruti Yogesh Lakhani (The Purchaser).
2)	Copy of Commencement Certificate No.CE / 6012 / WS / AK Dated 05.06.2000 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Maintenance Bill Document No.383 dated 09.08.2024 in the name of Mrs. Jagruti Yogesh Lakhani issued by Crescent Tower Premises Co-Op. Hsg.Soc. Ltd.
4)	Copy of Previous Valuation Report Dated 17.05.2018 in the name of Mrs. Jagruti Yogesh Lakhani issued by Vastukala Consultants Pvt. Ltd .

Location



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The said building is located at bearing Plot No - 68 in Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053. The property falls in Commercial Zone. It is at a traveling distance 600 Mtrs. from Lower Oshiwara Metro Station.

Building

The building under reference is having 1 basement + Stilt + 8 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. 4th Floor is having 10 Commercial Unit. The building is having 2 lifts.

Commercial Unit:

The Commercial Unit under reference is situated on the 4th Floor. The Composition of Commercial Unit is Working Area + Reception Area + 2 Cabins + 1 Toilet + Mezzanine Floor. This Commercial Unit is Ceramic Tile Flooring, Teak Wood / Glass Door, Glass Facade Windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 15th February 2025

The Carpet Area of the Commercial Unit	:	354.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per site information)
Expected total life of building	:	60 Years
Age of the building	:	20 Years
Cost of Construction	:	424.80 Sq. Ft. X ₹ 2,700.00 = ₹ 11,46,960.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$:	30.00%
Amount of depreciation	:	₹ 3,44,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,48,650/- per Sq. M. i.e. ₹ 23,100/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,22,138/- per Sq. M. i.e. ₹ 20,637/- per Sq. Ft.
Value of property	:	354.00 Sq. Ft. X ₹ 30,000 = ₹ 1,06,20,000
Mezzanine Floor (As per measurement)	:	233 Sq. Ft. X ₹ 11,611 = ₹ 27,05,363.00
Total Value of property as on 15th February 2025	:	₹ 1,33,25,363.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 15th February 2025	:	₹ 1,33,25,363.00 - ₹ 3,44,250.00 = ₹ 1,29,81,113.00
Total Value of the property	:	₹ 1,29,81,113.00
The realizable value of the property	:	₹ 1,16,83,002.00
Distress value of the property	:	₹ 1,03,84,890.00
Insurable value of the property (424.80 X 2,700.00)	:	₹ 11,46,960.00



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Guideline value of the property (424.80 X 20637.00)	: ₹87,66,598.00
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 403, 4th Floor, "Crescent Tower Premises Co-Op. Hsg.Soc. Ltd.", Plot No. 68, New/Current Survey No. 41, City Survey No. 580, Off. New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India for this particular purpose at **₹ 1,29,81,113.00 (Rupees One Crore Twenty Nine Lakhs Eighty One Thousands One Hundred And Thirteen Only)** as on 15th February 2025

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 **15th February 2025** is **₹ 1,29,81,113.00 (Rupees One Crore Twenty Nine Lakhs Eighty One Thousands One Hundred And Thirteen 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.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details		Main Building
1	No. of floors and height of each floor	: 1 basement + Stilt + 8 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Unit Situated on 4 th Floor
3	Year of construction	: 2005 (As per site information)
4	Estimated future life	: 40 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" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood / Glass Door, Glass Facade Windows, .
10	Flooring	: Ceramic Tile Flooring.
11	Finishing	: Cement Plastering + POP Finish.
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 plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

Technical details**Main Building**

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		:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity		:	2 Lifts
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC 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		:	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



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Actual Site Photographs



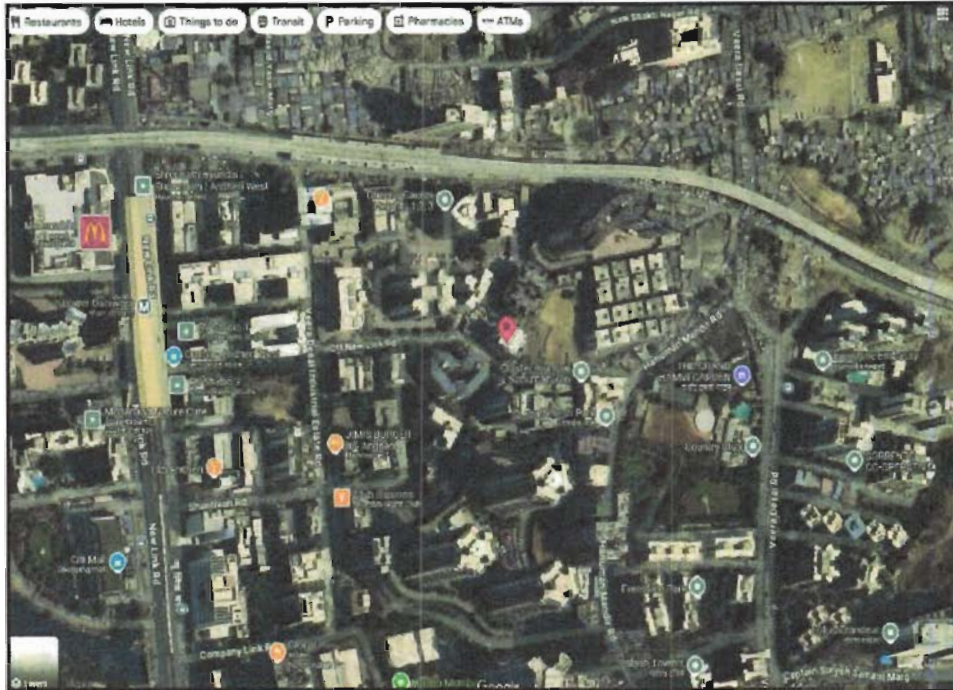
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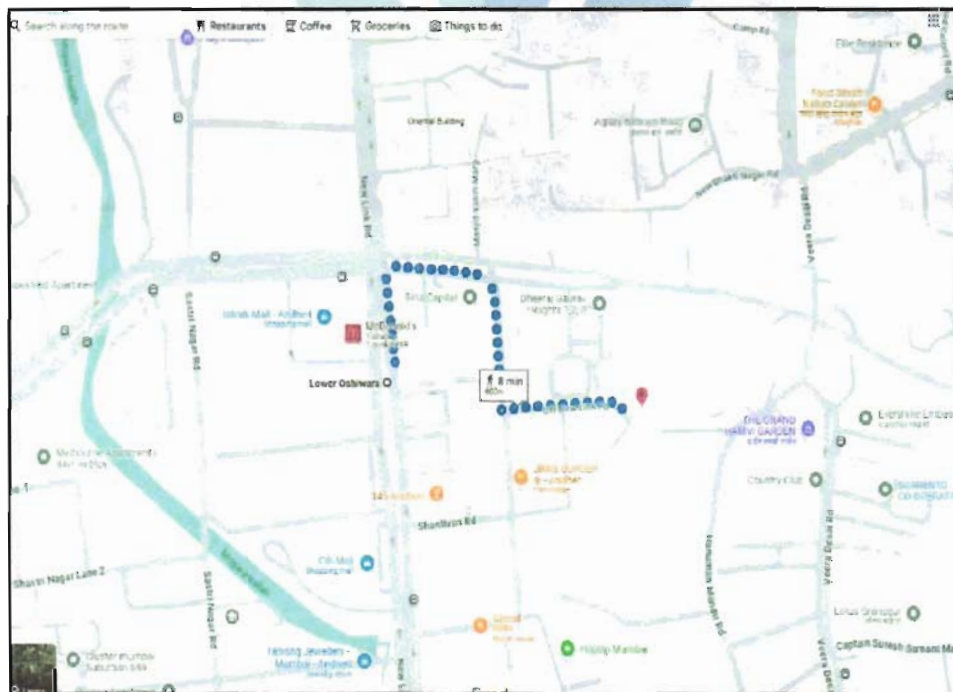
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Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°8'25.3"N 72°50'5.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Lower Oshiwara - 600 Mtrs.).



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Ready Reckoner Rate

DIVISION / VILLAGE : OSHWARA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: 36.60 m DP Road to the North, Veera Desai Marg to the East, Village Boundary to the South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
50	50/240	116090	218220	248650	275700	218220
<small>CTS No. 1, 10, 15, 16, 26, 28, 29, 31, 32, 33, 34, 35, 36, 37, 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, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 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, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.</small>					Compare With Previous Year	

Stamp Duty Ready Reckoner Market Value Rate for Unit	248650			
Unit Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,48,650.00	Sq. Mtr.	23,100.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	116090			
The difference between land rate and building rate(A-B=C)	132,560.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,22,138.00	Sq. Mtr.	20,637.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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



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Price Indicators

Property	Office		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	455.00	546.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,868.00	₹26,557.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

₹1.45 Cr EMI: ₹.65k | Can Afford 12

Office Space For Sale in Morya Landmark 1 Andheri West, Mumbai



5 Seats
3 Cabins
Furnished

Commercial Complex	Carpet Area	Floor
<u>Morya Landmark 1</u>	455 sqft	5 (Out of 7 Floors)
Pantry	Washroom	
Dry Pantry	1	

1 Photos

✓ Dry Pantry/Cafeteria Available

Contact Owner
Get Phone No.

Last contact made 4 days ago

Contact Owner

SALEEM M SHAIKH

+91-95XXXXXXX

Get Phone No.

More Details

Price	₹1.45 Cr
Address	Veera Deasi Road, Andheri West, Mumbai - Western Mumbai, Maharashtra
Pre Leased Property	No
Transaction Type	Resale
Construction Status	Ready to Move

Description: If you're in search of a furnished office space for sale in Morya Landmark 1, Andheri West, Mumbai, we have an excellent option for you. This office space offers a well-equipped an. [Read more](#)

Contact Owner

About Project Explore Project →



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Price Indicators

Property	Office		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	554.00	664.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹32,852.00	₹27,377.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property New

₹1.82 Cr ₹33000/sqft EMI - ₹82k [Get pre-approved loan](#)

Office Space For Sale in [Veera Desai Road, Mumbai](#)

6 Seats 1 Cabins Furnished 1 Car Parking

Super Area: 554 sqft ₹33,000/sqft
Carpet Area: 554 sqft ₹33,000/sqft
Floor: 1 (Out of 6 Floors)

Pantry: Dry Pantry Washroom: 1 Overlooking: Main Road Facing

Lift: 1

✔ Dry Pantry/Cafeteria Available
✔ Covered Parking(s) Available

Contact Owner
Get Phone No.

Last contact made 3 days ago

Contact Owner

Roshni Gulati +91-96XXXXXXX

Get Phone No.

More Details

Price: **₹1.82 Cr**

Facilities: Lift, Reserved Parking, Conference Room, CCTV Camera

Address: Veera Desai Road, Mumbai - Western Mumbai, Maharashtra

Water Availability: 24 Hours Available

Transaction Type: Resale

Car Parking: 1 Covered Car Parking

Construction Status: Ready to Move

[View all details ▾](#)

Description: Explore this readyToMove office space for sale on veera desai road, western mumbai. Located in a commercial zone, this property features a carpet area of 554 sq Ft. It offers a min. [Read more](#)



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Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	848.33	1,018.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,326.00	₹23,605.00	-

9/4/24, 10:15 AM IGR_13830

13830513 08-08-2024 <small>Note:-Generated Through eSearch Module.For original report please contact concern SRO office.</small>	सूची क्र.2	दुपम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 13830/2024 नोदणी : Regn:63m
गावाचे नाव : ओशिवरा		
(1)वित्तस्था प्रकार	सेल डीड	
(2)मोबदला	24030000	
(3) बाजारभाव(भाडेपट्टयात्मक बाबतिलपट्टयाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20902698.72	
(4) भू-मापन.प्लॉट/हिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस क्र - 305.3 रा मजला स्टॅनफोर्ड प्लाजा.बी - ब्लॉक.स्टॅनफोर्ड प्लाजा प्रेमाईसिस को.ओपी सोसायटी लीमीटेड.प्लॉट क्र - बी-65,ऑफ न्यू लिंक रोड,अंधेरी(पश्चिम),मुंबई - 400053. क्षेत्रफळ 94.57 चौरस मीटर बांधीव व सोबत 1(एक)ओपन कार पार्किंग स्पेस क्र -5((C.T.S. Number : 717 ;))	
(5) क्षेत्रफळ	94.57 चौ.मीटर	
(6)आकारणी किंवा जुडी टप्प्यात असेल तेव्हा.		
(7) टर्नओव्हर करून देणा-या विद्दुन देवना-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-नेमील राजेश शाह वय:-24 पत्ता:-प्लॉट नं. बी-५१८, माळा नं. ५, इमारतीचे नाव: मिलन पार्क, ब्लॉक नं. जुहू. रोड नं. मीलिटी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400049 पॅन नं:-JSVP50161Q 2): नाव:-अक्षय राजेश शाह हर्षे मुखियायार रुचिता राजेश शाह वय:-23 पत्ता:-प्लॉट नं. बी-५१८, माळा नं. ५, इमारतीचे नाव: मिलन पार्क, ब्लॉक नं. जुहू. रोड नं. मीलिटी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400049 पॅन नं:-LWDPS7600G	
(8)टर्नओव्हर करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-ये. वेगास आर्किटेक्चरल सर्विसिज प्राइवेट लिमिटेड हर्षे संचालक रिडवान अब्दुल सलीफ नाखवा वय:-; पत्ता:-प्लॉट नं. ३०४, माळा नं. ३, इमारतीचे नाव: स्टॅनफोर्ड प्लाजा प्रेमाईसिस को ओपी सोसायटी लीमीटेड. ब्लॉक नं. अंधेरी पश्चिम, रोड नं. ऑफ न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड -400053 पॅन नं:-AAGCM9080P	
(9) टर्नओव्हर करून दिल्याचा दिनांक	06/08/2024	
(10)दस्त नोदणी केलेल्या दिनांक	07/08/2024	
(11)अनुक्रमांक श्रेष्ठ व पुढे	13830:2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1442000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विवारात फेरलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.co.in:8588/igrSearch/668438323057505969179ae 1/1

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th February 2025**

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



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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 **₹ 1,29,81,113.00 (Rupees One Crore Twenty Nine Lakhs Eighty One Thousands One Hundred And Thirteen Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.15 17:50:18 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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