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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Yogesh Jivanlal Lakhani**

Commercial Unit Nos. 801 to 804, 8th Floor, "**Crescent Tower Premises Co-op. Soc. Ltd.**", Veera Desai Road Off New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Mumbai - 400 053, Taluka - Andheri District - Mumbai Suburban, State - Maharashtra, Country - India.

Latitude Longitude - 19°08'25.3"N 72°50'05.8"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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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Commercial Unit Nos. 801 to 804, 8th Floor, “**Crescent Tower Premises Co-op. Soc. Ltd.**”, Veera Desai Road, Off New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Mumbai - 400 053, Taluka - Andheri, District - Mumbai Suburban, State - Maharashtra, Country - India belongs to **Yogesh Jivanlal Lakhani**.

Boundaries of the property.

North	:	Dheeraj Gaurav Heights
South	:	Internal Road & Crescent Royale
East	:	Open Land
West	:	New Link Road

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 ₹ **8,03,66,408.00 (Rupees Eight Crore Three Lakh Sixty Six Thousand Four Hundred Eight 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.**

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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Commercial Unit Nos. 801 to 804, 8th Floor, "Crescent Tower Premises Co-op. Soc. Ltd.", Veera Desai Road Off New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Mumbai - 400 053, Taluka - Andheri District - Mumbai Suburban, 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 18.02.2025 for Bank Loan Purpose
2	Date of inspection	03.09.2024
3	Name of the owner/ owners	Yogesh Jivanlal 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 Nos. 801 to 804, 8 th Floor, "Crescent Tower Premises Co-op. Soc. Ltd.", Veera Desai Road, Off New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Mumbai - 400 053, Taluka - Andheri, District - Mumbai Suburban, State - Maharashtra, Country - India. Contact Person: Mr. Shekhar Manjrekar (Office Staff) Contact No.: 7977236663
6	Location, street, ward no	Veera Desai Road, Off New Link Road, Near Morya House, Village - Oshiwara, Ward - KWest, Andheri (West), Mumbai.
	Survey/ Plot no. of land	Plot No. 68, C.T.S. No. 580 of Village - Oshiwara, Survey No. 41(pt)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial & Industrial 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. = 4,060.00 (including, lobby of 8 th floor. Pantry, store and toilet constructed on part terrace). Mezzanine Area in Sq. Ft. = 1,086.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 1,416.00

		Open Terrace Area in Sq. Ft. = 1,698.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 2,378.00 (Carpet Area as per agreement + 20%) + (40% of terrace area)
13	Roads, Streets or lanes on which the land is abutting	Veera Desai Road, Off New Link Road, Near Morya House, Village - Oshiwara, Ward - K/West, Andheri (West), Mumbai.
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (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?	Owner Occupied
	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	₹ 2,68,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		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 Units 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 Commencement of Construction - 2000 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.
	Remark: 1. As per Agreement Carpet area is 1,416.00 Sq. Ft. and Terrace Area is 1,698.00 Sq. Ft., As per measurement Carpet area is 4,060.00 Sq. Ft. including covered terrace + Mezzanine area is 1,086.00 Sq. Ft., aggregating 5,146.00 Sq. Ft. As per Maintenance Bill total area is 2,360.00 Sq. Ft., which might be inclusive of Mezzanine Area. For the purpose of valuation we have considered area mentioned in the documents and to give proper weightage to the value of the property higher rate is considered. 2. Office Nos. 801 to 804 are on entire 8 th floor. Lobby, Lift, passage is covered by the client.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess Fair Market Value as on 18.02.2025 for Commercial Unit Nos. 801 to 804, 8th Floor, "**Crescent Tower Premises Co-op. Soc. Ltd.**", Veera Desai Road, Off New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Mumbai - 400 053, Taluka - Andheri, District - Mumbai Suburban, State - Maharashtra, Country - India belongs to **Yogesh Jivanlal Lakhani**.

We are in receipt of the following documents:

1	Copy of Articles of Agreement dated 31/08/2005 between M/s. Samrat Developers, a Joint Venture (the Developers) AND Yogesh Jivanlal 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 Nos. 506, 507, 508, 509 dated 10/09/2024 in the name of Yogesh Jivanlal Lakhani issued by Crescent Tower Premises Co-op. Soc. Ltd. and also Receipt No. 317, 318, 319 & 320 dated 30/08/2024

LOCATION:

The said building is constructed on Plot No. 68 and City Survey No. 580 situated at Village – Oshiwara, Taluka - Andheri, District - Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai (MCGM). The property falls in Commercial Zone. It is at 600m. walkable distance from Lower Oshiwara Metro station. The Surrounding locality is commercial cum Industrial.

BUILDING:

The building under reference is having Basement + Stilt + 8 upper floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tiles flooring. The external condition of building is good condition. The building is used for Commercial purpose. 8th Floor is having single Commercial Unit. The building is having 2 Lifts.



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Commercial Unit:

The commercial unit under reference is situated on the entire 8th floor. The composition of commercial unit is having Reception, Working Area, 3 Cabins + Pantry + Rest Rooms + Toilet + Open Terrace Area. The commercial unit is finished with Vitrified tiles flooring, Teak wood door frame with full height glass shutter to main entrance, Powder coated Aluminium sliding windows, Concealed electrification & plumbing etc.

Valuation as on 18th February 2025

The Built up Area of the Commercial Unit	:	2,378.00 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 as on 2025	:	20 Years
Cost of Construction	:	2,378.00 X 2,800.00 = ₹ 66,58,400.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30%
Amount of depreciation	:	₹ 19,97,520.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,61,083.00 per Sq. M. i.e. ₹ 24,255.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,32,084.00 per Sq. M. i.e. ₹ 21,561.00 per Sq. Ft.
Prevailing market rate	:	₹ 30,500.00 per Sq. Ft.
Value of property as on 18.02.2025	:	1,416.00 Sq. Ft. X ₹ 30,500.00 = ₹ 4,31,88,000.00

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

Fair value of the property as on 18.02.2025 (A)	:	₹ 4,31,88,000.00 - ₹ 19,97,520.00 = ₹ 4,11,90,480.00
Depreciated Rate for the Unit comes to (₹ 4,11,90,480.00 / 1416.00 Sq. Ft.)	:	₹ 29,089.00 per Sq. Ft.
Terrace		
For Terrace 40% of Depreciated Rate considered	:	₹ 11,636.00 per Sq. Ft.
Value of the Terrace (B)	:	1,698.00 Sq. Ft. X 11,636.00 = ₹ 1,97,57,928.00
Interior		
Cost of Interior (As per invoices provided by the client)	:	₹ 2,77,40,000.00
Less: Cost of interior @ 30% for market rate	:	₹ 83,22,000.00
Cost of Interior (C)	:	₹ 2,77,40,000.00 (-) ₹ 83,22,000.00 ₹ 1,94,18,000.00
Total Value of the property (A + B + C)	:	₹ 8,03,66,408.00
The realizable value of the property	:	₹ 7,23,29,767.00
Distress value of the property	:	₹ 6,42,93,126.00
Insurable value of the property (2,378.00 X 2,800.00)	:	₹ 66,58,400.00
Guideline value of the property (2,378.00 X 21,561.00)	:	₹ 5,12,72,058.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit Nos. 801 to 804, 8th Floor, “**Crescent Tower Premises Co-op. Soc. Ltd.**”, Veera Desai Road, Off New Link Road, Near Morya House, Village - Oshiwara, Andheri (West), Mumbai - 400 053, Taluka - Andheri, District - Mumbai Suburban, State - Maharashtra, Country - India for this particular purpose at **₹ 8,03,66,408.00 (Rupees Eight Crore Three Lakh Sixty Six Thousand Four Hundred Eight Only)** as on **18.02.2025**.

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 **18th February 2025 is ₹ 8,03,66,408.00 (Rupees Eight Crore Three Lakh Sixty Six Thousand Four Hundred Eight Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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



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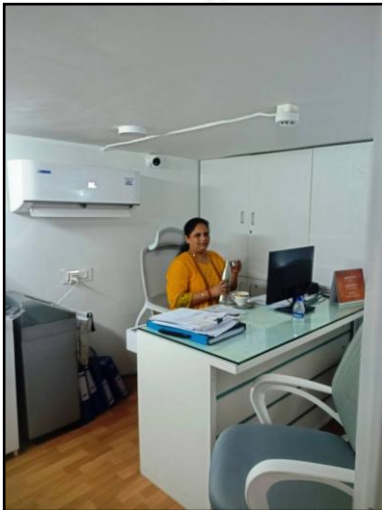
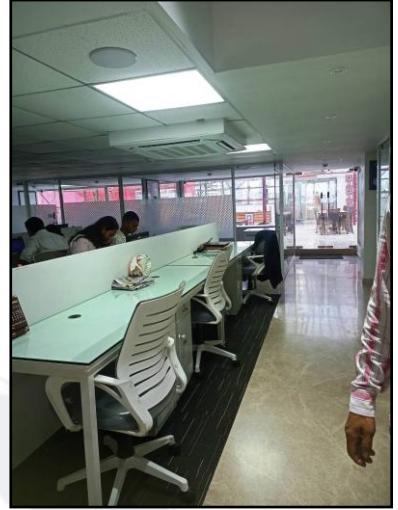
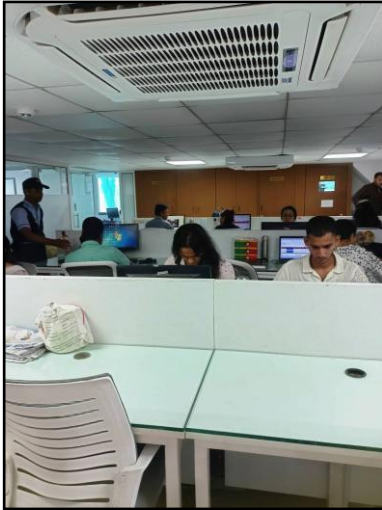
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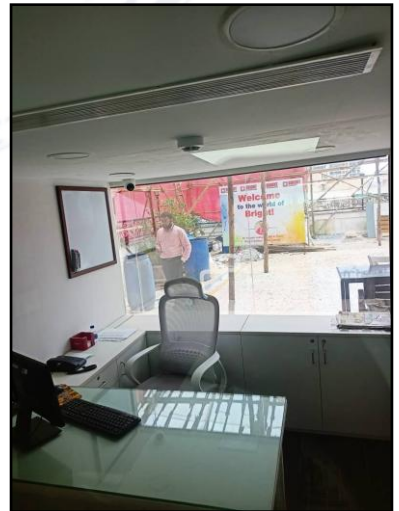
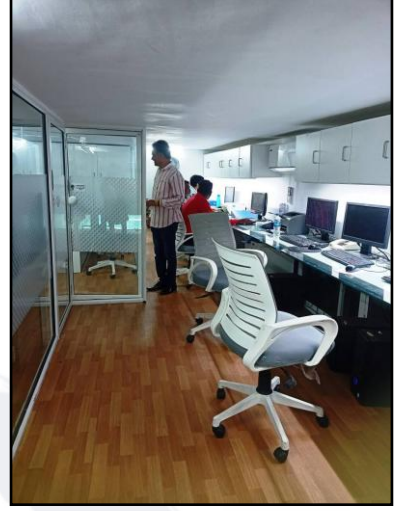
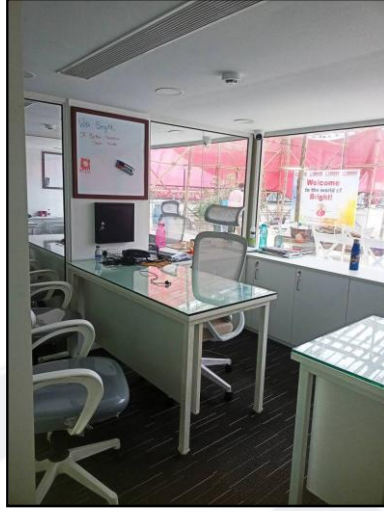
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	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 8 th Floor
3	Year of construction	2005 (As per Previous Report)
4	Estimated future life	20 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 shutter to main entrance
10	Flooring	Vitrified tiles 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	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	N.A.
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Provided
18	No. of lifts and capacity	2 lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	As per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

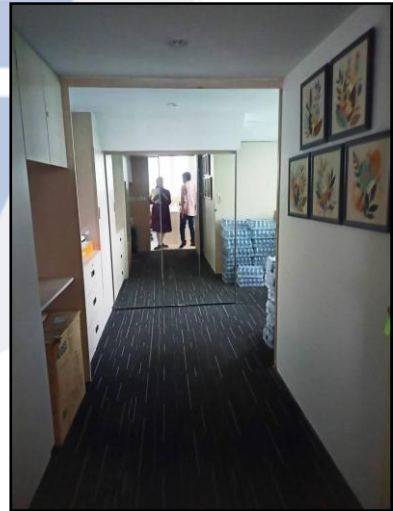
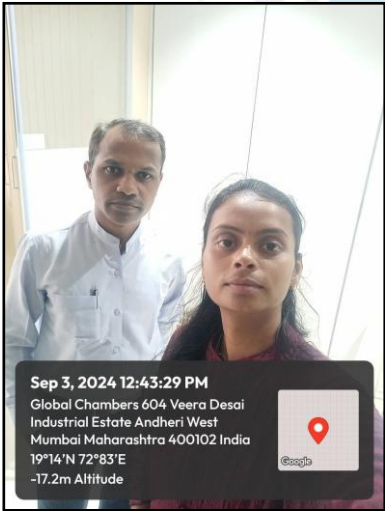
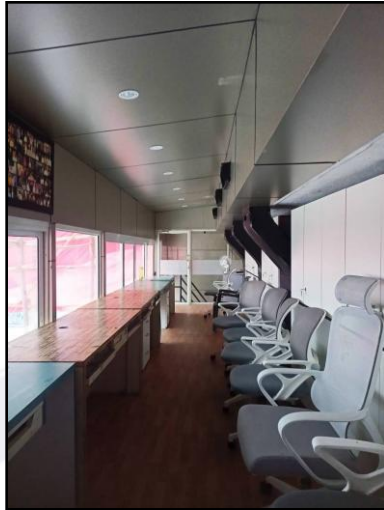
Actual site photographs



Actual site photographs

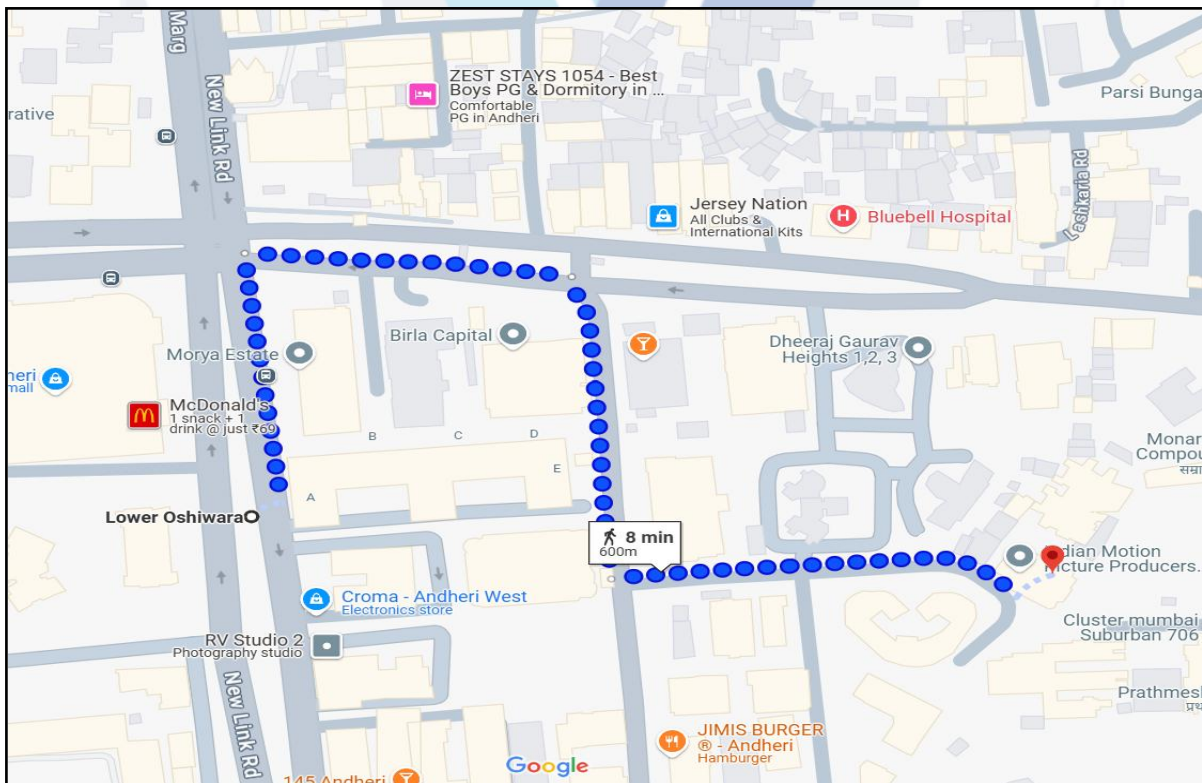
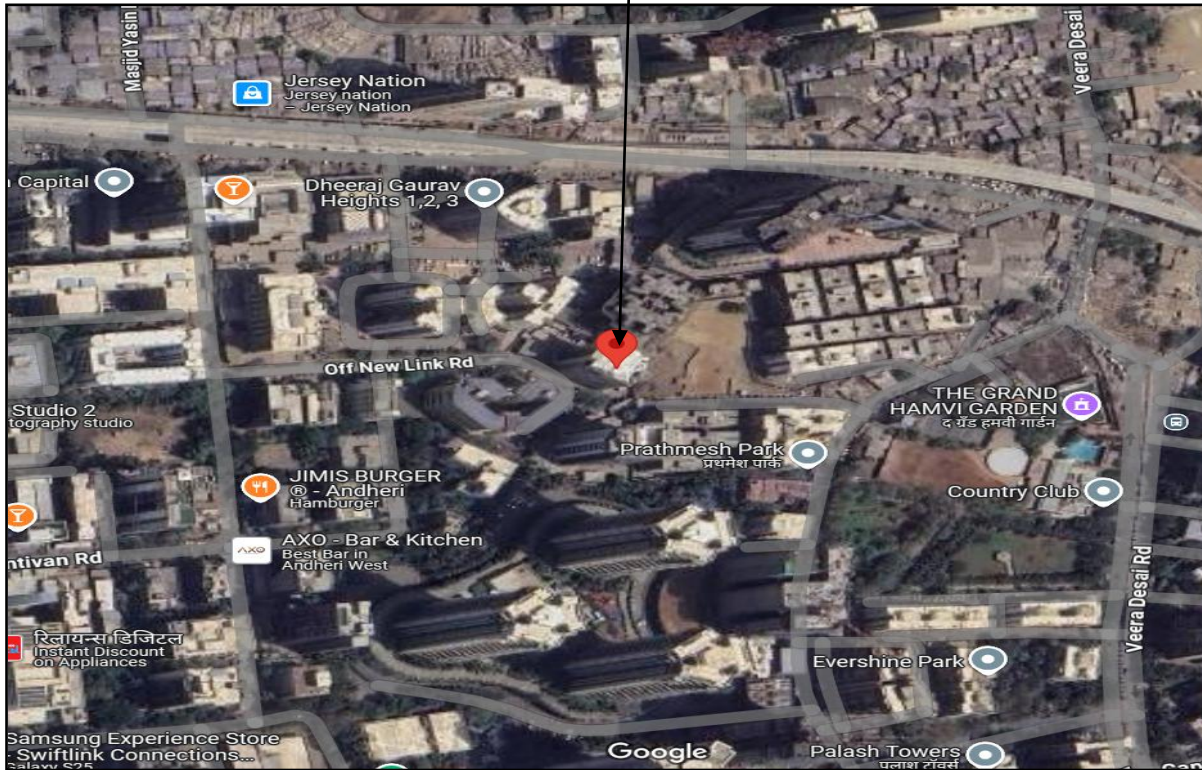


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°08'25.3"N 72°50'05.8"E

Note: The Blue line shows the route to site from nearest Metro station (Lower Oshiwara – 600 m.)





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Ready Reckoner Rate

	Department of Registration & Stamps Government of Maharashtra	नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन			
बाजारमूल्य दर पत्रक			
Home	Valuation Rules	User Manual	Close
Feedback			
Year	Annual Statement of Rates		Language
20242025			English
Selected District	मुंबई(उपनगर)		
Select Village	ओशिदरे (अंधेरी)		
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
Enter Survey No	580	<input type="button" value="Search"/>	
उपविभाग	सुची नमून	निवाती सदनिका	नोंदणी क्र. (Rs.)
50/240-मुभाग: उत्तरेस 36.60 मी. रुंद वि. यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.	116090	216220	248650
			एकक (Rs.)
			चौरस मीटर
			Attribute
			सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Unit	2,48,650.00			
5% increase for commercial unit located on 8 th floor with lift	12,433.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,61,083.00	Sq. Mtr.	24,255.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,16,090.00			
The difference between land rate and building rate (A – B = C)	1,44,993.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,32,084.00	Sq. Mtr.	21,561.00	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

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 Space for Sale in Morya Estate, Andheri West		
Source	magicbircks		
Floor	5 th		
	Carpet	Built Up	Saleable
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 3,7143.00	₹ 30,952.00	-

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Office Space For Sale in Morya Estate, **Andheri West, Mumbai**

Unfurnished 1 Car Parking

Commercial Complex	Super Area	Carpet Area
Morya Estate	440 sqft ₹ 29,545/sqft	350 sqft ₹ 37,143/sqft
Floor	Units On Floor	Pantry
5(Out of 8 Floors)	10	Dry Pantry
Washroom	Overlooking	Facing
1	Main Road Facing	East

Assured Returns of 3% per annum Dry Pantry/Cafeteria Available

Contact Agent
Get Phone No.
Last contact made 14 days ago

Contact Agent

Swaran Taneja -91-98XXXXXXX

Get Phone No.

More Details

Price	₹1.3 Cr
Booking Amount	₹50.0 Lac
Facilities	Power Back Up, Lift, Reserved Parking, Security, Service/Goods Lift, Visitor Parking, CCTV Camera, Fire Sprinklers, Wheelchair Accessibility
Address	opposite infinity mall andheri west, Andheri West, Mumbai - Western Mumbai, Maharashtra
LEED Certification	Certified
Lifts	3
Water Availability	24 Hours Available

[View all details ▾](#)

Price Indicators


Property	Office Space for Sale in Maple Classic, Veera Desi Industrial Estate, Mumbai		
Source	magicbricks		
Floor	2 nd		
	Carpet	Built Up	Saleable
Area	996.00	1195.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 40,060.00	₹ 33,384.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property ₹35

Posted on: Sep 03, 24 Property ID: Property ID: ₹35

₹ 3.99 Cr ₹ 24937/sqft EMI - ₹ 1.80L | [Get pre-approved loan](#)

Office Space For Sale in Maple Morya Classic, Veera Desai Industrial Estate, Mumbai



20 Seats | 2 Cabins | Furnished | 1 Car Parking

Commercial Complex Maple Morya Classic	Super Area 1600 sqft ~ ₹ 24,937/sqft	Carpet Area 996 sqft ~ ₹ 40,060/sqft
Floor 2(Out of 6 Floors)	Pantry Wet Pantry	Washroom 2
Overlooking Main Road Facing	Facing East	LEED Certification Certified

✔ Virtual Space Option Available ✔ Wet Pantry/Cafeteria Available

Contact Agent

● Commercial Guru
Ashok Gupta +91-98XXXXXXX

Get Phone No.

Contact Agent

Get Phone No.

Last contact made 16 days ago

More Details

Price	₹ 3.99 Cr
Booking Amount	₹ 8.0 Lac
Facilities	Lift, Reserved Parking, Security, Service/Goods Lift, Visitor Parking, CCTV Camera, Fire Sprinklers
Address	New Link Road, Veera Desai Industrial Estate, Mumbai - Western Mumbai, Maharashtra
Lifts	2
Water Availability	24 Hours Available
Virtual Space	Available

[View all details ▾](#)

Price Indicators

Property	Commercial Office Space for Sale in Veera Desai Industrial Estate, Mumbai		
Source	magicbricks		
Floor	3 rd		
	Carpet	Built Up	Saleable
Area	2,850.00	3,420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 40,351.00	₹ 33,626.00	-

magicbricks
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Login ▾ Post Property FREE

₹11.50 Cr ₹29870/sqft EMI - ₹ 5,19L | [Can I afford it?](#)

3850 Sq-ft Commercial Office Space For Sale in [Veera Desai Industrial Estate, Mumbai](#)

60 Seats | 6 Cabins | Furnished | 5 Car Parking

Super Area 3850 sqft ₹ 29,870/sqft	Carpet Area 2850 sqft ₹ 40,351/sqft	Floor 3(Out of 5 Floors)
Pantry Wet Pantry	Washroom 3	Overlooking Main Road Facing
Facing East	LEED Certification Certified	Lifts 2

1 Photos

Wet Pantry/Cafeteria Available 5 Covered Parking(s) Available

Contact Agent
Get Phone No.
Last contact made 22 days ago

Contact Agent

Commercial Guru
Pramod Gupta -91-801000000

Get Phone No.

More Details

Price	₹11.5 Cr
Booking Amount	₹23.0 Lac
Facilities	Lift, Reserved Parking, Security, Service/Goods Lift, Visitor Parking, CCTV Camera, Fire Sprinklers
Address	Veera Desai Industrial Estate Road, Veera Desai Industrial Estate, Mumbai - Western Mumbai, Maharashtra
Water Availability	24 Hours Available
Pre Leased Property	No
Authority Approval	Municipal Corporation of Greater Mumbai

[View all details ▾](#)

Sales Instance

Property	Office on Crescent Tower		
Source	Index II		
Floor	3 rd		
	Carpet	Built Up	Saleable
Area	354.05	424.86	-
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 29,658.00	₹ 24,714.0	-

9/4/24, 9:56 AM		igr_702	
702322	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. अंधेरी 1
10-01-2024			दस्त क्रमांक : 702/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : ओशिवरा			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9655811.495		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं. 302, माळा नं: 3 रा मजला, इमारतीचे नाव: क्रेसेंट टॉवर प्रिमायसेस को ऑप सो ली., ब्लॉक नं: अंधेरी पश्चिम,मुंबई - 400053, रोड : लिंक रोड, इतर माहिती: सोबत 1 कार पार्किंग, ((C.T.S. Number : 580 ;))		
(5) क्षेत्रफळ	39.47 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोहम्मदरफी शमशोदीन सय्यद वय:-57 पत्ता:-प्लॉट नं: सदनिका नं. 701, ए-विंग, माळा नं: -, इमारतीचे नाव: गंगा विहार को. ऑप. ही. सो. लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू लेन, बी एम डब्ल्यू शोरूम जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAZPS8011Q 2): नाव:-आनंद दत्तात्रय पाटील वय:-56 पत्ता:-प्लॉट नं: सदनिका नं. 601, ए-विंग, माळा नं: -, इमारतीचे नाव: गंगा विहार को. ऑप. ही. सो. लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू लेन, बी एम डब्ल्यू शोरूम जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AAJPP2485K		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स माईड फ्रेम इंडिया अॅडव्हर्टायझिंग अॅण्ड क्रिएटिव्ह कम्युनिकेशन्स प्रायवेट लिमिटेड च्या संचालिका डॉ. हिना अली वय:-45; पत्ता:-प्लॉट नं: ऑफिस नं. 302, माळा नं: -, इमारतीचे नाव: क्रेसेंट टॉवर, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAKCM3027G 2): नाव:-मेसर्स माईड फ्रेम इंडिया अॅडव्हर्टायझिंग अॅण्ड क्रिएटिव्ह कम्युनिकेशन्स प्रायवेट लिमिटेड चे संचालक मीर शाहनवाझ अली शाहवार वय:-47; पत्ता:-प्लॉट नं: ऑफिस नं. 302, माळा नं: -, इमारतीचे नाव: क्रेसेंट टॉवर, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAKCM3027G		
(9) दस्तावेज करून दिल्याचा दिनांक	16/01/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	702/2023		
(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.		

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 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 **₹ 8,03,66,408.00 (Rupees Eight Crore Three Lakh Sixty Six Thousand Four Hundred Eight 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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