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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 : **Mr. Sanjay Atmaram Shinde & Mrs. Jyotsna Sanjay Shinde**

Commercial Office No. 102, 1<sup>st</sup> Floor, "**Nirma Plaza Premises Co-op. Soc. Ltd.**", CTS No. 614, 614/1 to 9, Makwana Road, Off Andheri Kurla Road, Marol Naka, Village - Marol, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, India.

Latitude Longitude : 19°6'35.0"N 72°52'52.0"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, 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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 102, 1<sup>st</sup> Floor, "**Nirma Plaza Premises Co-op. Soc. Ltd.**", CTS No. 614, 614/1 to 9, Makwana Road, Off Andheri Kurla Road, Marol Naka, Village - Marol, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, India belongs to **Mr. Sanjay Atmaram Shinde & Mrs. Jyotsna Sanjay Shinde.**

Boundaries of the property

North : Timmy Arcade  
South : Jafferbhoy Industrial Estate  
East : Makwana Road  
West : ARK Industrial Estate

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 **₹ 82,00,337.50 (Rupees Eighty Two Lakhs Three Hundred And Thirty Seven 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.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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Commercial Office No. 102, 1<sup>st</sup> Floor, "Nirma Plaza Premises Co-op. Soc. Ltd.", CTS No. 614, 614/1 to 9, Makwana Road, Off Andheri Kurla Road, Marol Naka, Village - Marol, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, 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 23.09.2024 for Bank Loan Purpose.
1	Date of inspection	13.09.2024
3	Name of the owner / owners	<b>Mr. Sanjay Atmaram Shinde &amp; Mrs. Jyotsna Sanjay Shinde</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Commercial Office No. 102, 1 <sup>st</sup> Floor, "Nirma Plaza Premises Co-op. Soc. Ltd.", CTS No. 614, 614/1 to 9, Makwana Road, Off Andheri Kurla Road, Marol Naka, Village - Marol, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Sanjay Atmaram Shinde (Owner) Contact No. 9833435135
6	Location, Street, ward no	Makwana Road Village - Marol, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 614, 614/1 to 9 of Village - Marol
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. = 276.44 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 293.00 (Area As Per Agreement for sale)



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13	Roads, Streets or lanes on which the land is abutting	Village - Marol, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 059
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Sanjay Atmaram Shinde
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sanjay Atmaram Shinde
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	28,300.00 (Expected rental income per month)



	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		<b>SALES</b>	
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		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1997 (As per occupancy certificate)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 23.09.2024 for Commercial Office No. 102, 1<sup>st</sup> Floor, "**Nirma Plaza Premises Co-op. Soc. Ltd.**", CTS No. 614, 614/1 to 9, Makwana Road, Off Andheri Kurla Road, Marol Naka, Village - Marol, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, India belongs to **Mr. Sanjay Atmaram Shinde**.

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

1)	Copy of Agreement for sale Registration No.10165/2017 Dated 04.09.2017 between Mrs. Asiya Arif Ali Rizvi(The Transferor) And Mr. Sanjay Atmaram Shinde & Mrs. Jyotsna Sanjay Shine(The Transferee).
2)	Copy of Society Maintenance Bill No. 00072 Dated 01.07.2024in the name of Mr. Sanjay A Shinde & Jyotsna Shinde.
3)	Copy of Electricity Bill CA No. 152591243 Dated 17.08.2024.
4)	Copy of Occupancy Certificate No. CE/4742/WS/AK Dated 15.04.1997 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at Village - Marol, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059. The property falls in Commercial Zone. It is at a traveling distance 280m. from Marol Naka Metro Station.

### Building

The building under reference is having 2 basements + Ground + 5 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. 1st Floor is having 9 Commercial Office. The building is having 2 lifts.

### Commercial Office:

The Commercial Office under reference is situated on the 1<sup>st</sup> Floor The Composition of Commercial Office is Working area with Cabin & + Mezzanine floor. This Commercial Office is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 23rd September 2024

The Built Up Area of the Commercial Office	:	293.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	: 1997 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 27 Years
Cost of Construction	: 293.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,32,500.00
Depreciation $\{(100 - 10) \times (27 / 60)\}$	: 40.50%
Amount of depreciation	: ₹ 2,96,662.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,91,380/- per Sq. M. i.e. ₹ 17,780/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,60,327/- per Sq. M. i.e. ₹ 14,895/- per Sq. Ft.
Value of property as on 23rd September 2024	: 293.00 Sq. Ft. X ₹ 29,000 = ₹84,97,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 23rd September 2024</b>	<b>: ₹ 84,97,000.00 - ₹ 2,96,662.50 = ₹ 82,00,337.50</b>
<b>Total Value of the property</b>	<b>: ₹ 82,00,337.50</b>
<b>The realizable value of the property</b>	<b>: ₹73,80,304.00</b>
<b>Distress value of the property</b>	<b>: ₹65,60,270.00</b>
<b>Insurable value of the property (293.00 X 2,500.00)</b>	<b>: ₹7,32,500.00</b>
<b>Guideline value of the property (293.00 X 14,895.00)</b>	<b>: ₹43,64,235.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 102, 1<sup>st</sup> Floor, "Nirma Plaza Premises Co-op. Soc. Ltd.", CTS No. 614, 614/1 to 9, Makwana Road, Off Andheri Kurla Road, Marol Naka, Village - Marol, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, India for this particular purpose at **₹ 82,00,337.50 (Rupees Eighty Two Lakhs Three Hundred And Thirty Seven Only)** as on 23rd September 2024

**NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **23rd September 2024** is **₹ 82,00,337.50 (Rupees Eighty Two Lakhs Three Hundred And Thirty Seven 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.



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For that purpose Latest Legal Opinion should be sought.

### 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	:	2 basements + Ground + 5 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Office Situated on 1 <sup>st</sup> Floor				
3	Year of construction	:	1997 (As per occupancy certificate)				
4	Estimated future life	:	33 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 door frame with flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	:	Vitrified tiles flooring.				
11	Finishing	:	Cement Plastering.				
12	Roofing and terracing	:	R.C.C. slab.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </tbody> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit						
(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.		:	Superior White
17	Compound wall Height and length Type of construction		:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		:	2 Lifts
19	Underground sump – capacity and type of construction		:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction		:	Connected to Municipal Sewerage System
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





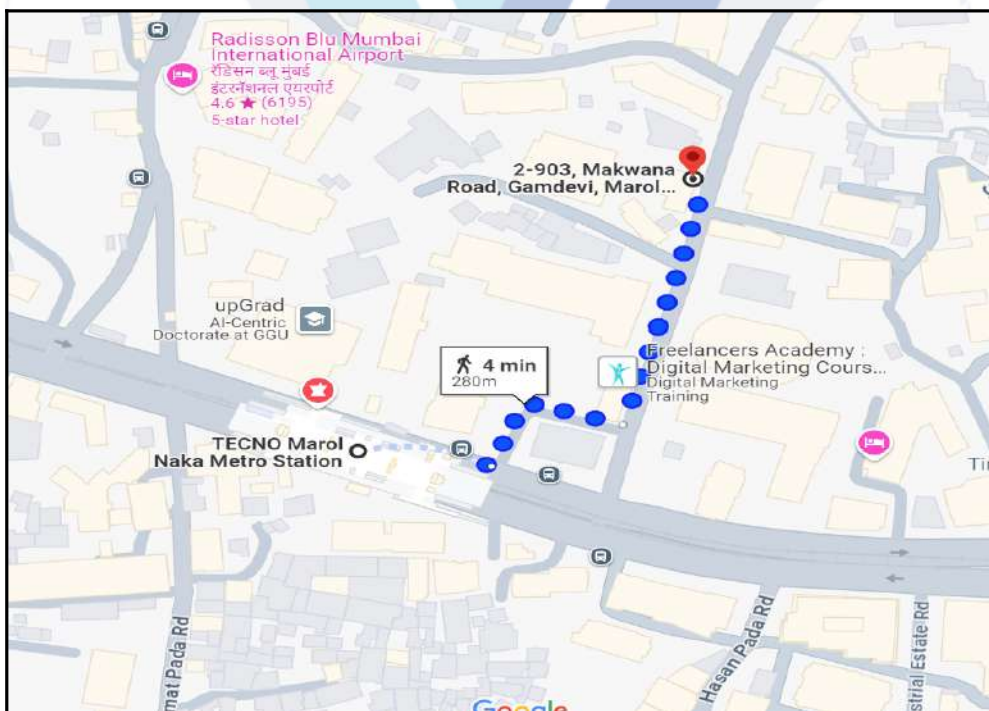
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°6'35.0"N 72°52'52.0"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Marol Naka - 280m.).



## Ready Reckoner Rate

DIVISION / VILLAGE : MAROL 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: On North Village Boundary, on East Village Boundary, on South and West Village Boundary, and Pipe Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
43	43/219	76370	158490	191380	208020	166420
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,						
<a href="#">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Office</b>	191380			
Office Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,91,380.00</b>	<b>Sq. Mtr.</b>	<b>17,780.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	76370			
The difference between land rate and building rate(A-B=C)	115,010.00			
Percentage after Depreciation as per table(D)	27%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,60,327.00</b>	<b>Sq. Mtr.</b>	<b>14,895.00</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 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

## Price Indicators

Property	Commercial Office		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	280.00	336.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹35,714.00	₹29,762.00	-

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6 Photos
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Umesh Padhan

**Valuation Report**

₹1,999 ~~₹999~~

- Estimated Market Value
- Rental Value
- Govt. Value

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**Nirma Plaza**

**Commercial Office Space 280 Sq.Ft. in Andheri East Mumbai**

Listing ID #7489004

₹ 1 Cr.

- Unfurnished
- 280 Sq.Ft. (Carpet Area)
- Road View
- Yes
- 3rd Floor

Recent Registered Sale Jul 2022 ₹ 36.00 L 244 Sq.ft

Whatsapp
Request for Call

Found Something Wrong with this Listing? Report Here.

**Save Extra with 2 offers**

**Home Loan Offer**

ICICI, SBI, HDFC +5 More Banks

Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval [Get Offer](#)

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Overview
Amenities
Agent Overview
About Project
Data Intelligence
Commute Time
Andheri East Reviews

**Key Highlights**

Prime Location
Affordable
Well ventilated
Family
Adjoining Metro Station

This is a commercial office available for sale in the locality of marol makhwana road andheri East suitable for Both investors and end user with occupancy certificate

What's on your mind

Ask and get answers from our Property Experts

Ask Question

Contact our Real Estate Experts

Umesh Padhan

+91889XXXXXX

Name

Email ID

+91 ▾

Phone Number

## Price Indicators

Property	Commercial Office		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	166.67	200.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹37,199.00	₹31,000.00	-

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**Office Space In Andheri East, Mum...**  
anderi karol road , Marol Matro Station

**₹ 62 Lacs**  
31,000 / Sq.Ft

**₹ 46,558/Month**  
Estimated EMI

**200 Sq.Ft**  
Built Up Area

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Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Andheri kurla road / Office space for Sale in Andheri kurla road / Prop...

Photos
Location
Shortlist

<b>Office Space</b> <small>Property Type</small>	<b>Public</b> <small>Parking</small>
<b>Freehold</b> <small>Ownership Type</small>	<b>3</b> <small>Of Total 4 Floors</small>
<b>Fully Furnished</b> <small>Furnishing</small>	<b>More Than 10 Year</b> <small>Age of Property</small>
<b>Jul 16, 2024</b> <small>Posted On</small>	<b>Immediately</b> <small>Available From</small>

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: [Hiranandani Lighthall](#) [Ackruti Softech Park](#) [Kohinoor Continental](#) [D Mart](#) [Marol Naka](#)

**NoBroker Services**

**Create Agreement**

**Check Loan Eligibility**

**Estimate Interiors Cost**

**Book Legal Services**

**Book Renovations**

**Activity On This Property**

**14**  
Unique Views

**0**  
Shortlists

**0**  
Contacted

Powered By: NBEstimate

**Amenities**

<b>Power Backup</b> Need To Arrange	<b>Lift</b> Common
<b>Washroom(a)</b> Shared	<b>Water Storage Facility</b> NA
<b>Security</b> Yes	<b>Wifi</b> NA

**Similar Properties**

**Office Space in Andheri ...**  
Twin Complex no 2, Andheri - Kurla...

Within 5 km

<b>Price</b> ₹60 Lacs	<b>Area</b> 250 sqft
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**Office Space in And...**

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## Sale Instances

Property	Commercial Office		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.83	271.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹32,989.00	₹27,491.00	-

6464512 25-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 5 दस्त क्रमांक : 6464/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : मरोळ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7450000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5352420.15	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नंबर 201 ए, माळा नं: दूसरा, इमारतीचे नाव: निरमा प्लाझा प्रीमायसेस को ऑप सो लिमिटेड, ब्लॉक नं: मकवाना रोड मरोळ नाका, रोड : अंधेरी पूर्व मुंबई - 400059, इतर माहिती: सोबत कार पार्किंग स्पेस नंबर 15( ( C.T.S. Number : 614 ; ) )	
(5) क्षेत्रफळ	25.18 चौ.मीटर	
(6)आकारणी किंवा जुळी 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:-पल्लवी सुरेश पंड्या - वय:-54 पत्ता:-प्लॉट नं: बी - 1702, माळा नं: 17, इमारतीचे नाव: शिमरिंग हाईट्स पवई विहार कॉम्प्लेक्स , ब्लॉक नं: नियर गोपाल शर्मा स्कूल, रोड नं: पवई मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-AKMPP1403C 2): नाव:-सुरेश के पंड्या - वय:-56 पत्ता:-प्लॉट नं: बी - 1702, माळा नं: 17, इमारतीचे नाव: शिमरिंग हाईट्स पवई विहार कॉम्प्लेक्स , ब्लॉक नं: नियर गोपाल शर्मा स्कूल, रोड नं: पवई मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-AAXPP0391E	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पी व्ही विजयकुमार - वय:-64; पत्ता:-प्लॉट नं: 2 सी 903, माळा नं: 9, इमारतीचे नाव: अशोक नगर सोसायटी , ब्लॉक नं: साकीनाका पोस्ट , रोड नं: अंधेरी पूर्व मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAAPV9584E 2): नाव:-गिरीजा विजयकुमार - वय:-65; पत्ता:-प्लॉट नं: 2 सी 903, माळा नं: 9, इमारतीचे नाव: अशोक नगर सोसायटी , ब्लॉक नं: साकीनाका पोस्ट , रोड नं: अंधेरी पूर्व मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AACPV2905K	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	25/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6464/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	447000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



## Sale Instances

Property	Commercial Office		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	244.17	293.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹32,355.00	₹26,962.00	-

19330514

17-01-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 19330/2023

नोंदणी :

Regn:83m

### गावाचे नाव : मरोळ

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	7900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5883978.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: ऑफिस नं. 103,पहिला मजला,निरमा प्लाझा प्रिमायसेस को ऑप. सोसायटी लि. मकवाना रोड,मरोळ,अंधेरी पूर्व मुंबई 400059,सोबत एक कार पार्किंग स्पेस नं.13 तळमजला लेवल,इतर माहिती दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 614, 614/1 to 614/9 ; ) )
(5) क्षेत्रफळ	27.26 चौ.मीटर
(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:-अमृता सुनील जैसिंग वय:-54 पत्ता:-प्लॉट नं: २२ , माळा नं: -, इमारतीचे नाव: सुमंगल अपार्टमेंट्स , ब्लॉक नं: मलबार हिल, मुंबई, रोड नं: १३ रिज रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-AARPJ7751N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इकबाल मझहर पेवेकर वय:-48; पत्ता:-प्लॉट नं: सी२/१०८, माळा नं: पहिला मजला, इमारतीचे नाव: आशिना को ऑप. हौसिंग सोसायटी लि. , ब्लॉक नं: मापखान नगर, मरोळ, अंधेरी पूर्व, मुंबई, रोड नं: मरोळ मरोशी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-BANPP0034K
(9) दस्तऐवज करून दिल्याचा दिनांक	09/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	09/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	19330/2023
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	474000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd September 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that 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.

## 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 **₹ 82,00,337.50 (Rupees Eighty Two Lakhs Three Hundred And Thirty Seven Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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