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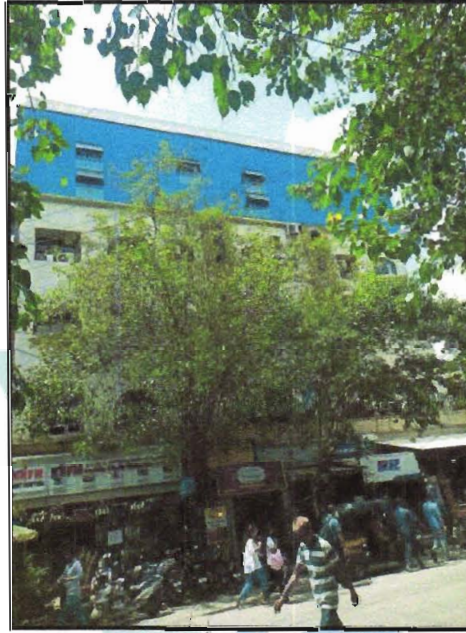
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sanjay Atmaram Shinde & Mrs. Jyotsna Sanjay Shinde**

Commercial Office No. 102, 1st 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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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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

☎️ +91 2247495919

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 102, 1st 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.**

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.23 17:49:23 +05'30'


Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Regd. Office

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

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Commercial Office No. 102, 1st 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	Mr. Sanjay Atmaram Shinde & Mrs. Jyotsna Sanjay Shinde
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	Address: Commercial Office No. 102, 1 st 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. Contact Person : 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpel 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)

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.
	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 - 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	RENTS	
	(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		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		COST OF CONSTRUCTION	
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.
Remark:		

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, 1st 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 01.07.2024 in 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 Masonery 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 1st 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)

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

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 102, 1st 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 st 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 Masonry.				
8	Partitions	: 6" Thk. Brick Masonry.				
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"> <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> </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.					



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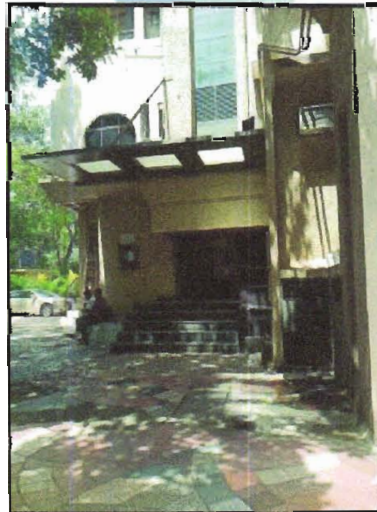
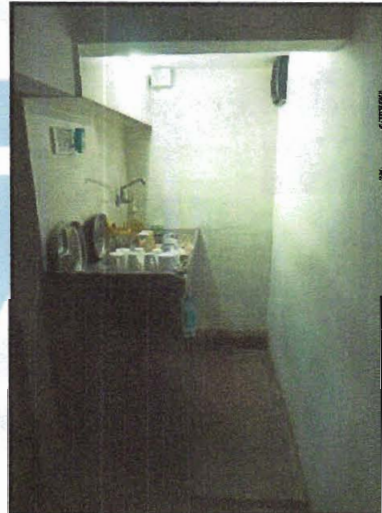
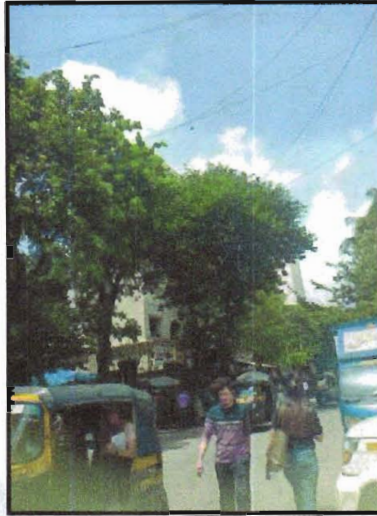
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Technical details		Main Building								
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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



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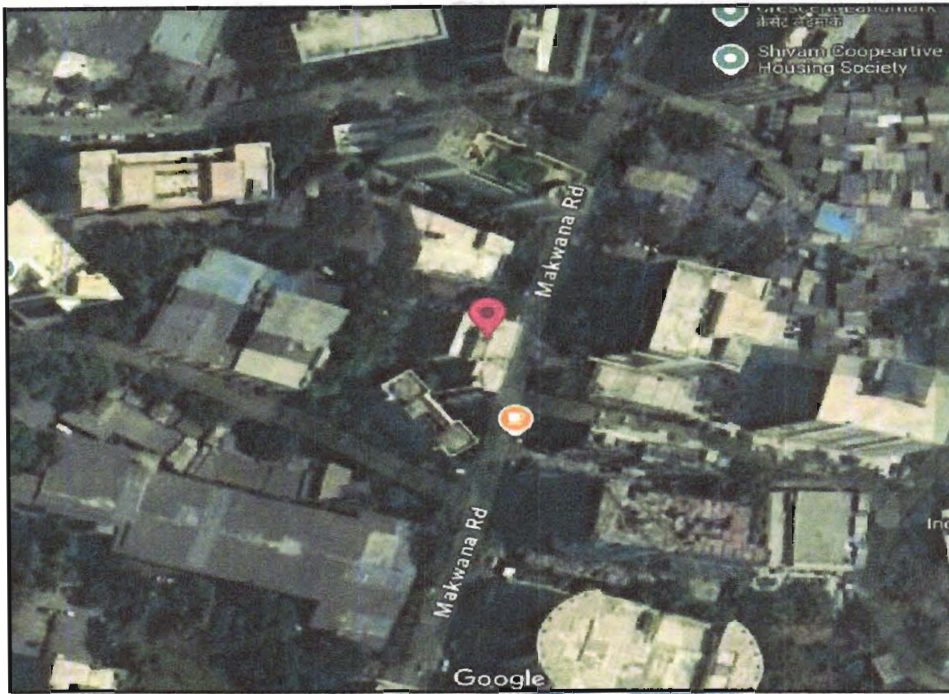
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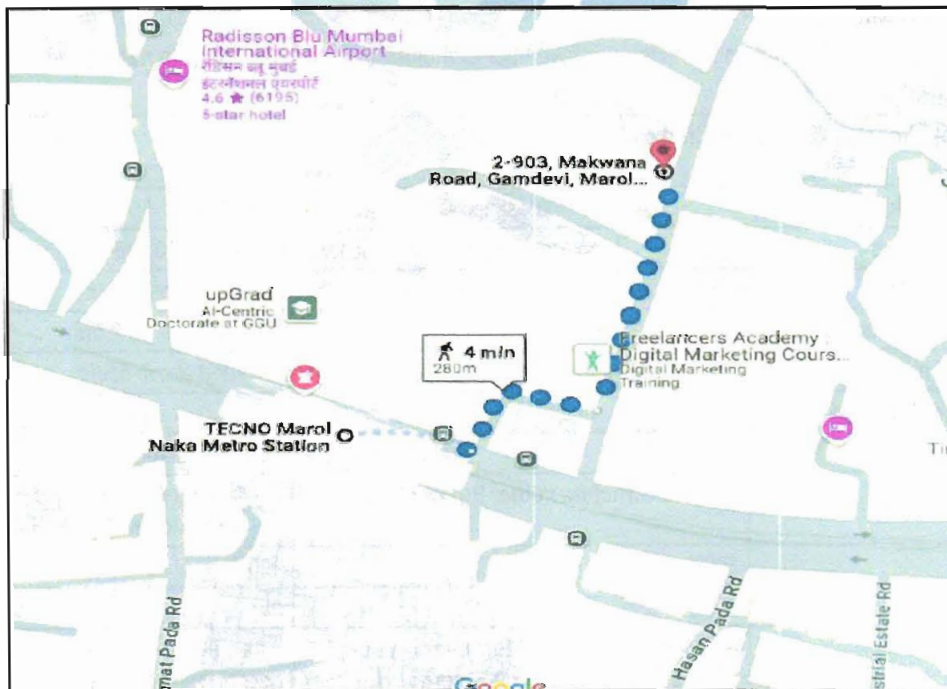
Actual Site Photographs



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.).



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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						
<input type="checkbox"/> Compare With Previous Year						

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

Price Indicators

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

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Home Property in Mumbai Office Space in Mumbai Office Space in Andheri East Commercial Office Space 280 Sq Ft in Andheri East

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Compare

6 Photos
Map
Umesh Padhan

Valuation Report

₹1599 ~~₹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

IDCI, 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

More Offers

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

+91899XXXXXXX

Name

Email ID

+91 Phone Number

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Price Indicators

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

NOBROKER Office Space In Andheri East, Mum... ₹ 62 Lacs ₹ 46,558/Month 200 Sq.Ft

Commercial Buy andheri karol road , Marol Metro Station 31,000 / SQ Ft Estimated EMI Built Up Area [Apply Loan](#)

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

Office Space Property Type
Freehold Ownership Type
Fully Furnished Furnishing
Jul 16, 2024 Posted On

Public Pricing
3 Of Total 4 Floors
More Than 10 Year Age of Floors
Immediately Available From

[Get Owner Details](#)

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

Nearby: Hiranandani Lighthouse Akruti 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

- Power Backup Need To Arrange
- Washroom(s) Shared
- Security Yes
- Lift Common
- Water Storage Facility NA
- WiFi NA

Similar Properties

- Office Space in Andheri ...
 ₹60 Lacs 250 sqft
- Office Space in And ...
 ₹60 Lacs 250 sqft



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Sale Instances

Property	Commercial Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
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.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 5 दस्ता क्रमांक : 6464/2024 नोंदणी : Regn:83m
गावाचे नाव : मरोळ		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7450000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5352420.15	
(4) भूमापन,पोटहिसा 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) दस्तावेज करून देणा-या पक्षकाराचे 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: शिपरिंग 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: शिपरिंग हाईट्स पवई विहार कॉम्प्लेक्स , ब्लॉक नं. नियर गोपाल शर्मा स्कूल, रोड नं: पवई मुंबई, महाराष्ट्र, मुंबई. पिन कोड.-400076 पॅन नं.-AAXPP0391E	
(8)दस्तावेज करून घेणा-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.-शिरीजा 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.-AACPV1905K	
(9) दस्तावेज करून दिल्याचा दिनांक	25/04/2024	
(10)दस्ता 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			
	Carpet	Built Up	Saleable
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

दस्ता क्रमांक : 19330/2023

नोंदणी :

Regn:63m

गावाचे नाव : मरोळ

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	7900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ले नमूद करावे)	5883978.1
(4) भू-मापन,पोटहिससा व परक्रमांक(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 जुळी देण्यात असेल तेव्हा:	
(7) दस्ताऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता.	1): नाव:-अमृता सुनील जैसिंग वय:-54 पत्ता:-प्लॉट नं. २२, माळी नं. ५ इमारतीचे नाव: सुसंगल अपार्टमेंट्स, ब्लॉक नं. पलवार हिल, मुंबई, रोज नं: १३ रिज रोड, महाराष्ट्र, MUMBAI पिन कोड:-400006 पॅन नं:-AABPI7751N
(8)दस्ताऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता	1): नाव:-इकबाल मकरंद देवेकर वय:-48; पत्ता:-प्लॉट नं: सी२/१०८, माळी नं: पहिला मजला, इमारतीचे नाव: अश्विन को ऑप. हौसिंग सोसायटी लि, ब्लॉक नं: माणखान नगर, मरोळ, अंधेरी पूर्व, मुंबई, रोज नं: मरोळ मरोळी रोड, महाराष्ट्र, MUMBAI पिन कोड:-400059 पॅन नं:-BANPP0034E.
(9) दस्ताऐवज करून दिल्याचा दिनांक	09/11/2023
(10)दस्ता नोंदणी केल्याचा दिनांक	09/11/2023
(11)अनुक्रमांक, खंड व पृष्ठ	193 30/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4.74000
(13)बाजारभावाप्रमाणे 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 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 **₹ 82,00,337.50 (Rupees Eighty Two Lakhs Three Hundred And Thirty Seven Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.23 17:49:42 +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/67/ 2019-20



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