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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. Harish Shyamlal Jotwani**

Commercial Shop No. FA - 12 & F - 13, 1<sup>st</sup> Floor, "Lake City Mall - A", Kapurbawdi Circle,  
New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane,  
Thane (West), PIN Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°13'1.2"N 72°58'44.3"E

### Intended User:

**Cosmos Bank**

**Naupada**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State -  
Maharashtra, Country - India.



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

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#### **Regd. Office**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. FA - 12 & F - 13, 1<sup>st</sup> Floor, "Lake City Mall - A", Kapurbawdi Circle, New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Harish Shyamal Jotwani**.

Boundaries of the property

North : Bhiwandi - Wada Road  
South : Roopchand Apartment  
East : High Street Mall  
West : Ghodbunder Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,35,48,416.00 (Rupees One Crore Thirty Five Lakhs Forty Eight Thousands Four Hundred And Sixteen 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.28 17:26:43 +05'30'

  
Auth. Sign.

**Director**

**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



Commercial Shop No. FA - 12 & F - 13, 1<sup>st</sup> Floor, "Lake City Mall - A", Kapurbawdi Circle, New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 28.09.2024 for Housing Loan Purpose.
1	Date of inspection	27.09.2024
3	Name of the owner / owners	<b>Mr. Harish Shyamlal Jotwani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	sole ownership
5	Brief description of the property	<b>Address:</b> Commercial Shop No. FA - 12 & F - 13, 1 <sup>st</sup> Floor, "Lake City Mall - A", Kapurbawdi Circle, New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.  <b>Contact Person :</b> Ms. Ashiwini Chakare (Owner's Representative) Contact No. 8879009880
6	Location, Street, ward no	Village - Majiwade, District - Thane
7	Survey / Plot No. of land	Village - Majiwade New Survey No - 128/B (Part) & 129/2
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	<p><b>Carpet Area in Sq. Ft. = 998.00</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 280.00 - Shop No. FA-12</b>  <b>Mezzanine Area in Sq. Ft. = 267.00 - Shop No. FA-12</b>  <b>Carpet Area in Sq. Ft. = 280.00 - Shop No. FA-13</b>  <b>Mezzanine Area in Sq. Ft. = 171.00 - Shop No. FA-13</b></p> <p><b>Carpet Area in Sq. Ft. = 560.00</b>  <b>(Area As Per Agreement for sale)</b>  <b>Carpet Area in Sq. Ft. = 280.00 - Shop No. FA-12</b>  <b>Carpet Area in Sq. Ft. = 280.00 - Shop No. FA-13</b></p> <p><b>Built Up Area in Sq. Ft. = 672.00</b>  <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Majiwade, Taluka - Thane, District - Thane, Pin - PIN Code - 400 607
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. Harish Shyamlal Jotwani
	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 TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Harish Shyamlal Jotwani
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	46,700.00 (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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (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> At the time of site inspection, Commercial Shop No. FA - 12 and Shop No. FA - 13 are internally amalgamated with single door.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 28.09.2024 for Commercial Shop No. FA - 12 & F - 13, 1<sup>st</sup> Floor, "Lake City Mall - A", Kapurbawdi Circle, New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Harish Shyamlal Jotwani**.

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

1)	Copy of Agreement for sale No.14246/2010 Dated 20.12.2010 between M/s. Rajvimal Retails Private Limited(The Vendor) And Mr. Harish Shyamlal Jotwani(The purchaser).
2)	Copy of Agreement for sale Document No.14247/2010 Dated 20.12.2010 between M/s. Rajvimal Retails Private Limited(The Vendor) And Mr. Harish Shyamlal Jotwani(The purchaser).
3)	Copy of Amended Commencement Certificate V.P. No. .2002 / 74 / TMC / TDD / 2087 Dated 19.08.2004 issued by Thane Municipal Corporation.
4)	Copy of Occupancy Certificate V.P. No. .2002 / 74 / TMC / TDD / 326 Dated 09.08.2008 issued by Thane Municipal Corporation.



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5)	Copy of Previous Valuation Report Document No.PR / PCVPL / VLN / COSMOS / 911 / 11709 / 2017 Dated 29.12.2017 issued by Praksis Consultants & Valuers Pvt. Ltd..
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**Location**

The said building is located at Village - Majiwade, Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Commercial Zone. It is at a traveling distance 4.7 Km from Thane Railway Station.

**Building**

The building under reference is having 1 basement + Ground + 4 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 56 Commercial Shop. The building is having 2 lifts.

**Commercial Shop:**

The Commercial Shop under reference is situated on the 1<sup>st</sup> Floor This Commercial Shop is Vitrified Tile Flooring, Glass Door, N.A., Concealed Electrical Wiring etc.

**Valuation as on 28th September 2024**

The Carpet Area of the Commercial Shop	:	560.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	672.00 Sq. Ft. X ₹ 2,800.00 = ₹ 18,81,600.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$	:	24.00%
Amount of depreciation	:	₹ 4,51,584.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,31,495/- per Sq. M. i.e. ₹ 12,216/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,17,080/- per Sq. M. i.e. ₹ 10,877/- per Sq. Ft.
Value of property as on 28th September 2024	:	560.00 Sq. Ft. X ₹ 25,000 = ₹1,40,00,000.00

(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 28th September 2024	:	₹ 1,40,00,000.00 - ₹ 4,51,584.00 = ₹ 1,35,48,416.00
Total Value of the property	:	₹ ₹ 1,35,48,416.00
The realizable value of the property	:	₹1,21,93,574.00
Distress value of the property	:	₹1,08,38,733.00
Insurable value of the property (672.00 X 2,800.00)	:	₹18,81,600.00



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<b>Guideline value of the property (672.00 X 10877.00)</b>	<b>: ₹73,09,344.00</b>
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. FA - 12 & F - 13, 1<sup>st</sup> Floor, "**Lake City Mall - A**", Kapurbawdi Circle, New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at **₹ 1,35,48,416.00 (Rupees One Crore Thirty Five Lakhs Forty Eight Thousands Four Hundred And Sixteen Only)** as on 28th 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 **28th September 2024** is **₹ 1,35,48,416.00 (Rupees One Crore Thirty Five Lakhs Forty Eight Thousands Four Hundred And Sixteen 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- VALUATION

I, hereby declare that

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

## ANNEXURE TO FORM 0-1

### Technical details

### Main Building

1	No. of floors and height of each floor	:	1 basement + Ground + 4 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on 1 <sup>st</sup> Floor
3	Year of construction	:	2008 (As per occupancy certificate)
4	Estimated future life	:	44 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



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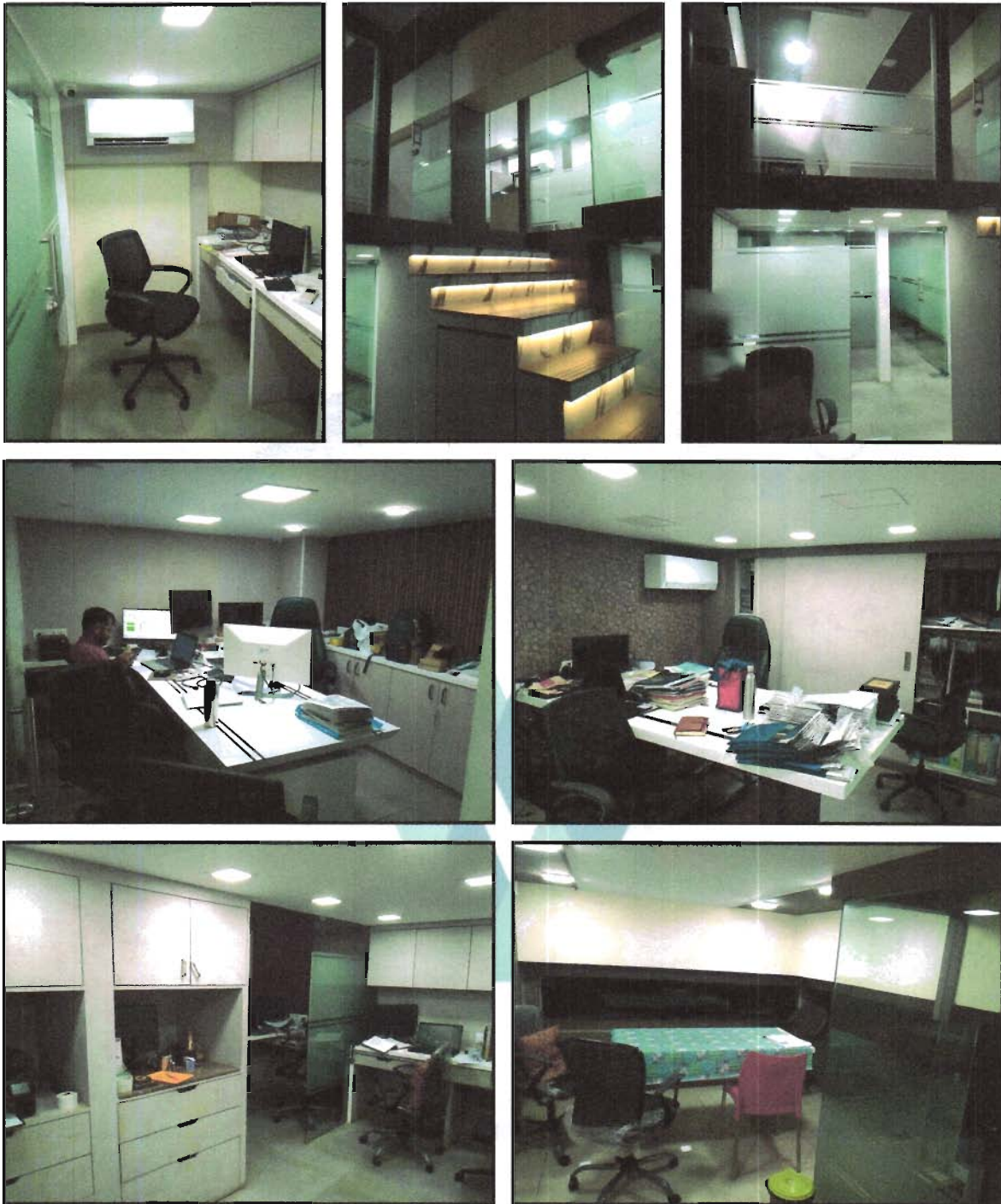




**Technical details****Main Building**

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	:	Glass Door, N.A., .
10	Flooring	:	Vitrified Tile 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 Electrical Wiring
	(ii) Class of fittings: Superior/Ordinary/Poor.		
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
(iv) No. of sink			
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	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	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

## Actual Site Photographs



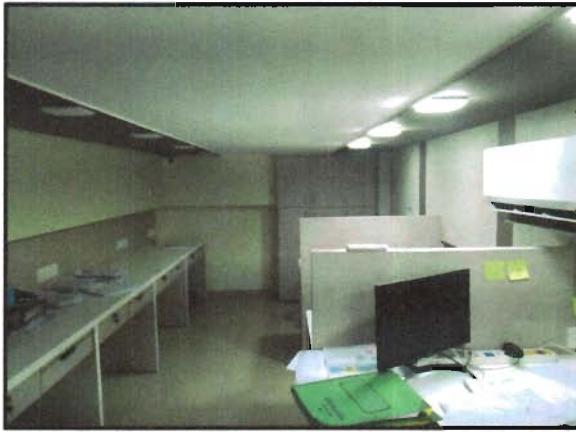
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## Actual Site Photographs





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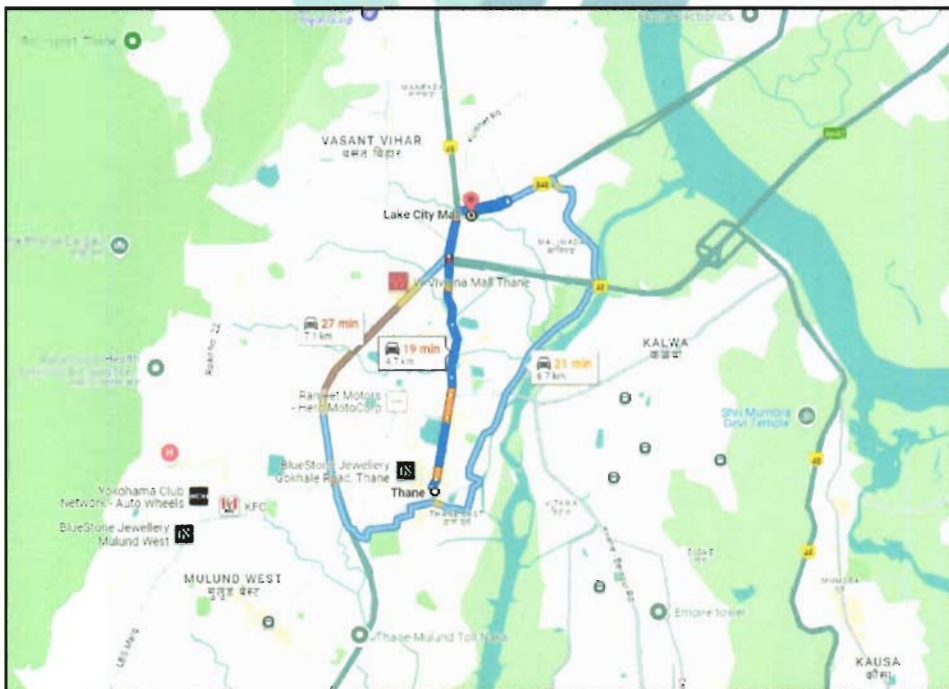
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## Route Map of the property



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



**Longitude Latitude:** 19°13'1.2"N 72°58'44.3"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 4.7 Km).



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)

[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Majivade (Thane Mahanagarp)

Search By:  Survey No.  SubZones

Enter Survey No: 128 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6.26-4अ) ठाणे खाडी लगतचा माजिवडे गावाचा संपुर्ण भाग सर्वे नंबर	44600	114500	121600	143400	121600	चौ. मीटर सर्वेक्षण नंबर
6.27-4ब) ठाणे खाडी लगतचा माजिवडेचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	154700			
Increase by 85% on Shop Located on 1 <sup>st</sup> Floor	23205			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,31,495.00</b>	<b>Sq. Mtr.</b>	<b>12,216.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	41400			
The difference between land rate and building rate(A-B=C)	90,095.00			
Percentage after Depreciation as per table(D)	16%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,17,080.00</b>	<b>Sq. Mtr.</b>	<b>10,877.00</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:



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

**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Price Indicators

Property	Office		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	250.00	300.00	360.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹22,000.00	₹18,333.00	₹15,278.00

**NOBROKER** Pay Rent Post Your Property New Binu Surendran

**Office Space In Thane West, Mu...** ₹ 55 Lacs ₹ 41,301/Month 300 Sq.Ft  
 Ghodbunder Road, Cinemas WonderHall 18,333 / Sq.Ft Estimated EMI

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

Photos Location Shortlist

Office Space Public  
 Property Type Parking  
 Freehold 1  
 Ownership Type Of Total  
 Fully Furnished More  
 Furnishing Age of P  
 Sep 11, 2024 Imme  
 Posted On Available

Get Owner Details

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

Nearby: New India Co-Operative Bank Limited Vasant Vihar Garden Estate Jupiter Hospital Thane  
 MovieMax - Wonder Mall Hiranandani Joggers Park

**NoBroker Services**

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

**Activity On This Prop**  
 Unique Views 0 Shortlists 0

**Amenities**  
 Power Backup Full  
 Lift Common  
 Water Storage Facility

**Similar Properties**  
 Office Space  
 Bank of Serod  
 Within a km  
 Price  
 ₹80 Lacs



## Price Indicators

Property	Shop/office		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	600.00	720.00	864.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹26,667.00	₹22,222.00	₹18,519.00

**99acres** Commercial Buy | Enter Locality | Project / Society / Landmark | Post property

Ready to move Office Space for sale in Naupada, Thane West. Posted on Sep 17, 2024

**₹1.6 Cr** @ 26,666 per sq. ft.  
 Pre Leased | ROI 5.37% | Get Rental income starting @ ₹75,000 / month

RERA STATUS: NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

Overview | Pre Leased Details | Dealer Details | Recommendations | Articles

**Property (7)**

- Number of seats: 25 - 30 seats
- Carpet Area: 600 sq. ft. (55.74 sq.m.)
- Meeting rooms & cabins: 1 meeting room and 3 cabins available
- Washrooms: 1 shared washroom available

2 people shortlisted this property since last week

**Places nearby**  
 Naupada, Thane West

- Nandibaba temple
- nilkanteshwar mandir
- Krishna temple
- Icici bank ATM
- State bank of India ATM

**Why you should consider this property?**

**Key Highlights** of the property:

- ✓ 5.57% ROI
- ✓ Power Back-up
- ✓ Rs.75000 Rental Income
- ✓ Visitor Parking Available



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## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	120.00	144.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,333.00	₹19,444.00	-

449073

08-02-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 4490/2023

नोंदणी :

Regn 63m

गावाचे नाव : माजिवडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबडला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुठ करावे)	1726551.774
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: शॉप नं. एफ बी -39,पहीला मजला,हाय स्ट्रीट कम हायलँड कॉर्पोरेट सेंटर,लेक सिटी मॉल बी कापूरबावडी नाका,ठाणे प. ... शॉपचे क्षेत्र 120 चौ. फूट कार्पेट ....( ( Survey Number : 125/1, 126/1,2, 127/2, 127(pt), 128/B ; ) )
(5) क्षेत्रफळ	120 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- आशुतोष अ. अत्रे . वय:-62 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 7, सपना को-ऑप.हौ. सो. लि., प्लॉट नं. 10, सेक्टर 4, वाशी, नवी मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- ABVPA0502H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- भालचंद्र आत्माराम साळवी . वय:-50; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 3/501, ओझन प्लॅनी सोसायटी, जुना मुंबई पुणे रोड, पारसिक नगर, कळवा, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:- ANMPS6281Q 2): नाव:- सुहास बाबुराव परब . वय:-46; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 5/28, टेवेंद्र को-ऑप.हौ. सो. लि., मनिषा नगर, कळवा प, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:- AMGPP5025J
(9) दस्तऐवज करून दिल्याचा दिनांक	01/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	01/06/2023
(11)अनुक्रमांक, खंड व पृष्ठ	4490/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14)सौरा	
मुत्पाकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	120.00	144.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,333.00	₹15,278.00	-

1343374

18-05-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 13433/2024

नोंदणी :

Regn-63m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	2200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1726822.8
(4) भू-मापन, पोटहिस्सा व घरकामाक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: शॉप नं. एसए-46,दुसरा मजला,लेक सिटी मॉल ए,कापुरबावडी नाका,ठाणे प.,शॉपचे क्षेत्र 120 चौ. फुट कार्पेट( ( Survey Number : 128/B(pt.), 129/2 ; ) )
(5) क्षेत्रफळ	120 चौ फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- कपिल गोविंदराव चौधरी , वय:-36 पत्ता:- प्लॉट नं: 401, माळा नं: चौधा मजला , इमारतीचे नाव: ए4 विहंग जॅली, ब्लॉक नं. , रोड नं: ऑक घोलबंद रोड, कासारवठवली, ठाणे प., PAN : AHMPC3491Q, महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- मोहित जैन वय:-37; पत्ता:- प्लॉट नं: सी-401, माळा नं: चौधा मजला , इमारतीचे नाव: ओम साई प्लाझा, ब्लॉक नं. , रोड नं: जी.बी. रोड, ओवळे, ठाणे प.PAN:AJCPJ7558D, महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-AJCPJ7558D 2): नाव:- विकास जैन वय:-62; पत्ता:- प्लॉट नं: सी-401, माळा नं: चौधा मजला , इमारतीचे नाव: ओम साई प्लाझा, ब्लॉक नं. , रोड नं: जी.बी. रोड, ओवळे, ठाणे प.PAN:AHKPJ2432N, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AHKPJ2432N
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13433/2024
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	154000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000
(14) खेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	120.00	144.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,833.00	₹17,361.00	-

1059373

08-05-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 10593/2022

नोंदणी :

Regn 83m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	2500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1582675.686
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड : , इतर माहिती: शॉप नं. एफ ए -48, पहिला मजला, लेक सिटी मॉल - ए, कापुरबावडी नाका, ठाणे प .... शॉपचे क्षेत्र 120 चौ. फूट कार्पेट ..... सदरच्या मिळकती संदर्भात झालेला दस्त क्र. टनना-10380/2022 चे दिनांक 22/07/2022 रोजी नोंदणी कृत दस्ताचे सेल डीड करणे बाबत .... ( ( Survey Number : 128/B(pt.), 129/2 ; ) )
(5) क्षेत्रफळ	120 चौ.फूट
(6) आकारणी किंवा जुडी ट्रेप्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तितून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- विधीनकुमार पी. डोंग्रा - वय:- 47 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 2803, फिलीप, रोडान एन्कलेव्ह, हिरानदानी इन्स्टेट, पातलीपाडा, जी. बी. रोड, ठाणे प, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400607 पॅन नं:- AGXPD6918M 2): नाव:- अजु बी. डोंग्रा - वय:- 43 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 2803, फिलीप, रोडान एन्कलेव्ह, हिरानदानी इन्स्टेट, पातलीपाडा, जी. बी. रोड, ठाणे प, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400607 पॅन नं:- AKFPD1884L
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पल्लवी नीरज भोळे - वय:- 38, पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1204, बारावा मजला, दुलिप बिल्डिंग, वर्धमान गार्डन, बाळकृष्ण भिखडी रोड, ठाणे प, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400608 पॅन नं:- ARCP4044G
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2022
(10) दस्त नोंदणी केल्याचा दिनांक	26/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10593/2022
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) घेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,35,48,416.00 (Rupees One Crore Thirty Five Lakhs Forty Eight Thousands Four Hundred And Sixteen Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.28 17:26:57 +05'30'

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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