



VASTUKALA
Unlocking Excellence

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vastu/Mumbai/03/2025/407846
Date: 04.03.2025

www.vastukala.co.in

To,
The Branch Manager,
Bank of Maharashtra,
SAMB Branch Fort
Mumbai

Sub: Justification of value for property valuation submitted by us

Ref.: Your Email dated 01.03.2025 for justification of value

Our Valuation Report No.: 06/06-72 Dated. 06.09.2023

Owner Name: M/s. Innovative Ideals & Services (India) Pvt. Ltd

Property Address: Commercial Office No. 202, 2nd Floor, Wing –E, "Deshmukh Park", Sky Park Co-op. Hsg. Soc. Ltd., Near Oshiwara Garden, MMRDA District Centre, Ajit Glass Lane, off. S. V. Road, Goregaon (West), Mumbai – 400 104, State – Maharashtra, Country – India.

Carpet Area in sq. Ft. = 1314.00
(Area as per Agreement for Sale)

Carpet Area in sq. Ft. = 1285.00
(Area as per Actual site measurements)

We have carried out market search for ongoing rates for similar properties in surrounding locality and findings are as follows:

Properties available for Sale/ price indicators value in 2023 for Office located in the surroundings are as follows:

Properties available for Sale/ price indicators:

Price Indicator – 1

Carpet Area in Sq. Ft. = 250.00

Total Price - ₹ 75,00,000/-

Asking Price - ₹ 30,0000/- per Sq. Ft. on Carpet Area

NOBROKER

Office Space In Jogheshwari West, Mumbai For Sale
Commercial Space
Jogheshwari West, near Oshiwara Police Station

₹ 75 Lacs
25,000 / Sq Ft

₹ 56,320/Month
Estimated EMR

300 Sq. Ft
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Andheri west / Office space for Sale in Andheri west / Property Details

Photos Location

Office Space
Property Type

Freehold
Ownership Type

Semi Furnished
Furnishing

Apr 26, 2023
Posted On

Public And Reserved
Parking 300 Slots

Ground Floor
07 Total Floors

5 To 10 Year
Age of Property

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

7 Unique Views 0 Shortlists 0

Similar Properties

NoBroker Services

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



Our Pan India Presence at :

- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

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

www.vastukala.co.in



Price Indicator – 2

Carpet Area in Sq. Ft. = 2738.00 i.e. Built Up Area –3285.00

Total Price - ₹ 70000000/-

Asking Price - ₹ 25,570/- per Sq. Ft. on Carpet Area i.e.

₹ 21,309.00/- per Sq. Ft. on Built Up Area

NOBROKER My Bookings Pay Rent Post Your Property

Office Space In Jogeshwari West, Mumbai For Sale
Amrut Nagar, SKYPARK BUILDING

₹ 7 Crores
21,209 / Sq.Ft

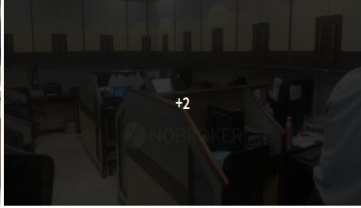


₹ 5.26 Lacs/Month
Estimated EMI

3,285 Sq. Ft
Built Up Area

[Apply Loan](#)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Jogeshwari west / Office space for Sale in Jogeshwari west / Property Details

Photos **Location**



Nearby: [Nilton Knowledge Park](#) [NESCO IT Park](#) [Infiniti Mall](#) [Carnival Cinemas Moviestar](#) [Jogeshwari Railway Station](#)

NoBroker Services

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

Activity On This Property

7 Unique Views 0 Shortlists 0

Similar Properties

Price Indicator – 3

Carpet Area in Sq. Ft. = 1313.00 i.e. Built Up Area – 1576.00 & Super Built up Area = 1800.00 Sq. Ft.

Total Price - ₹ 4,00,00,000/-

Asking Price - ₹ 30,500/- per Sq. Ft. on Carpet Area i.e.

₹ 25,300.00/- per Sq. Ft. on Built Up Area & ₹ 22,000.00/- per Sq. Ft. on Super Built Up Area

The screenshot shows a NoBroker property listing for an office space. The main heading is "Office Space In Goregaon, Mumbai For Sale". The address is "oshiwara garden road, HDFC House - Goregaon back office". The price is listed as ₹ 4 Crores (22,222 / Sq.Ft) and ₹ 3 Lacs/Month (Estimated EMI). The built-up area is 1,800 Sq.Ft and the carpet area is 1,313 Sq.Ft. There is an "Apply Loan" button. The listing includes photos of the building and an interior office view. Key details include: Office Space (Property Type), Reserved (Parking: 2 Social), Freehold (Ownership Type), 2 (Of Total 6 Floors), Fully Furnished (Furnishing), More Than 10 Year (Age of Property), Aug 3, 2023 (Posted On), and Immediately (Available From). There is a "Get Owner Details" button and a "Report what was not correct in this property" section with options: Listed by Broker, Sold Out, and Wrong Info. The "NoBroker Services" section includes: Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, and Book Renovations. The "Activity On This Property" section shows 5 Unique Views, 0 Shortlists, and 0 phone calls. The "Similar Properties" section is partially visible.

Our Valuation on 06.09.2023

Particulars	Carpet Area in Sq. Ft.	Rate per Sq. Ft. (₹) on Carpet Area	Fair Market Value (₹)
Shop	1314	31,145.00	4,09,24,530
		Total Value	4,09,24,530

The market value of the property is based on facts of markets discovered by us during our enquires.

We have considered the rate of the Commercial Office ₹ 31,145.00 per Sq. Ft. on Carpet Area after depreciation.

The online price trends of the surroundings are attached herewith for your ready reference. Which should be treated as most relevant. Hence rates per sq. ft. considered by us for valuation are in line with on date market rates which are reasonable and justified.

Properties available for Sale/ price indicators value in 2024 for Office located in the surroundings are as follows:

Price Indicator – 1

Carpet Area in Sq. Ft. = 250.00

Total Price - ₹ 75,00,000/-

Asking Price - ₹ 30,0000/- per Sq. Ft. on Carpet Area

NOBROKER

Office Space In Jogeshwari West, Mumbai For Sale
Oshiwara, near Oshiwara Police Station

₹ 75 Lacs
25,000 / Sq.Ft.

₹ 56,320/Month
Estimated EMI

300 Sq.Ft
Built Up/Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Andheri west / Office space for Sale in Andheri west / Property Details

Photos Location

Office Space
Property Type

Public And Reserved
Parking (300 Slots)

Freehold
Ownership Type

Ground Floor
0 Total Floors

Semi Furnished
Furnishing

5 To 10 Year
Age of Property

Apr 26, 2023
Posted On

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Lotus Business Park, Nirfon Knowledge Park, Infiniti Mall, Carnival Cinemas Moviestar, Oshiwara Police Station

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

7 Unique Views

0 Shortlists

0

Similar Properties

Price Indicator – 2

Carpet Area in Sq. Ft. = 2738.00 i.e. Built Up Area –3285.00

Total Price - ₹ 70000000/-

Asking Price - ₹ 25,570/- per Sq. Ft. on Carpet Area i.e.

₹ 21,309.00/- per Sq. Ft. on Built Up Area

NOBROKER My Bookings Pay Rent Post Your Property

Office Space In Jogeshwari West, Mumbai For Sale
Amrut Nagar, SKYPARK BUILDING

₹ 7 Crores
21,309 / Sq.Ft

₹ 5.26 Lacs/Month
Estimated EMI

3,285 Sq.Ft
Built Up Area

[Apply Loan](#)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Jogeshwari west / Office space for Sale in Jogeshwari west / Property Details

Office Space **Reserved**

Property Type: Office Space
Ownership Type: Freehold
Furnishing: Semi Furnished
Posted On: Apr 15, 2023

Parking (1 Slot)
1 of Total 8 Floors
More Than 10 Year Age of Property
Immediately Available From

[Get Owner Details](#)

Report what was not correct in this property
[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Nearby: [Nirlon Knowledge Park](#) [NESCO IT Park](#) [Infiniti Mall](#) [Carnival Cinemas Moviestar](#) [Jogeshwari Railway Station](#)

NoBroker Services

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

Activity On This Property

7 Unique Views | 0 Shortlists | 0 Comments

Similar Properties

Price Indicator – 3 (as on 14.09.2024)

Carpet Area in Sq. Ft. = 1064.00 i.e. Built Up Area – 1277.00

Total Price - ₹3,51,00,000/-

Asking Price - ₹27,500.00/- per Sq. Ft. on Built up Area

₹33,000/- per Sq. Ft. on Carpet Area

The screenshot shows a real estate listing on the 99acres website. The header includes the 99acres logo, a search bar with 'Commercial Buy' selected, and a 'Post property' button. The main content area features a large price tag of ₹3.51 Cr at ₹32,988 per sq.ft. and an estimated EMI of ₹2,80,345. The property is described as 'Ready to move Office Space for sale' in the Skystar Sunteck Pinnacle, Goregaon West, Mumbai. A dealer profile for Ashok Gupta is visible, along with a 'Contact Dealer' button. The listing includes a gallery of images, a 'Property (1)' section with a glass skyscraper image, and a 'Society (5)' section. A detailed feature list on the right includes: 18-25 seats, 1064 sq.ft. carpet area (98.85 sq.m.), 1702 sq.ft. super builtup area (158.12 sq.m.), 1 meeting room and 1 cabin available, and 2 private washrooms. A 'Places nearby' section lists City Centre Mall, Mega Mall Parking, Hub Mall Parking, Hanuman Temple, Noor Masjid, and Hdfc bank ATM. The page also has 'Quick links' and 'Send Feedback' options on the right side.



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Sale Transaction – 4 (as on 24.10.2024)

Carpet Area in Sq. Ft. = 617.00 i.e. Built Up Area – 740.00

Total Price - ₹17671173/-

Asking Price - ₹28,600.00/- per Sq. Ft. on Carpet Area

₹23,800/- per Sq. Ft. on Built up Area

गावाचे नाव : गोरेगांव	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17671173
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14023421.44
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: कमर्शियल युनिट नं 1201 माळा नं: 12 वा मजला,बिल्डिंग नं सी1, इमारतीचे नाव: सनटेक पिनेकल 1, ब्लॉक नं: गोरेगांव पश्चिम, मुंबई 400104, रोड नं: राम मंदिर रोड, एकुण क्षेत्रफळ 57.29 चौरस मीटर कार्पेट एरिया रेरा, सोबत 1 कार पार्किंग .((C.T.S. Number : 112B ;))
(5) क्षेत्रफळ	63.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सनटेक रियल्टी लिमिटेड. चे ऑथोराईझ्ड रीप्रेझेन्टेटिव मारिया अविक्तमपिल्ली तर्फे मुखत्यार सतीश कुमार एस जोगदंड वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5 वा मजला, सनटेक सेंटर , 37 - 40 सुभाष रोड, विलेपार्ले पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAAC10336E
(8) दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-देवयानी विजय जाधव वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 43/348, सुखदा को हौ सोसायटी, उन्नत नगर 4, एमजी रोड, जैन हॉस्पिटलच्या पुढे, गोरेगांव (प), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400062 पॅन नं:-AQDPG4808M
(9) दस्तावेज करुन दिल्याचा दिनांक	24/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17905/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1060300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



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Our Valuation on 07.11.2024

Particulars	Carpet Area in Sq. Ft.	Rate per Sq. Ft. (₹) on Carpet Area	Fair Market Value (₹)
Shop	1314	31,145.00	4,09,24,530
		Total Value	4,09,24,530

The market value of the property is based on facts of markets discovered by us during our enquires.

We have considered the rate of the Commercial Office ₹ 31,145.00 per Sq. Ft. on Carpet Area after depreciation. We are unable to analyse or justify the valuation carried out by other value in past as we are not aware about the findings and market analysis considered by other valuer while preparing his valuation report. **Hope this justifies the rates adopted by us are in line with market rates**

Hope this justifies the rates adopted by us are in line with market rates.

Thanking you.
Sincerely yours

For Vastukala Consultants (I) Pvt. Ltd.

Manoj B. Chalikwar
Registered Valuers
Chartered Engineer (India)



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