



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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

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



Our Pan India Presence at :

- 📍 Nanded
- 📍 Thane
- 📍 Ahmedabad
- 📍 Delhi NCR
- 📍 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

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 ₹ 7 Crores ₹ 9.26 Lacs/Month 3,285 Sq. Ft. **Apply Now**

Commercial Buy Small 1+2pgs, SKYLINE BUILDING

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

Office Space
Property Type

Freehold
Ownership Type

Semi-Furnished
Furnishing

Apr 15, 2023
Possession

Reserved
Parking: 2-30

1
0/0 to 4/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: Nandan Knowledge Park MESCO 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 Shortlist 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 listing for an office space in Goregaon, Mumbai. The listing is titled "Office Space In Goregaon, Mumbai For Sale" and includes the following details:

- Price: ₹ 4 Crores (22.22 / Sq.Ft)
- Estimated EIR: ₹ 3 Lacs/Month
- 2,800 Sq.Ft. Built Up Area
- 1,313 Sq.Ft. Carpet Area
- Property Type: Office Space
- Freehold
- Fully Furnished
- Listing Date: Aug 1, 2023

The listing also features a "NoBroker Services" section with options like "Create Agreement", "Check Loan Eligibility", "Estimate Interiors Cost", "Book Legal Services", and "Book Renewals".



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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.

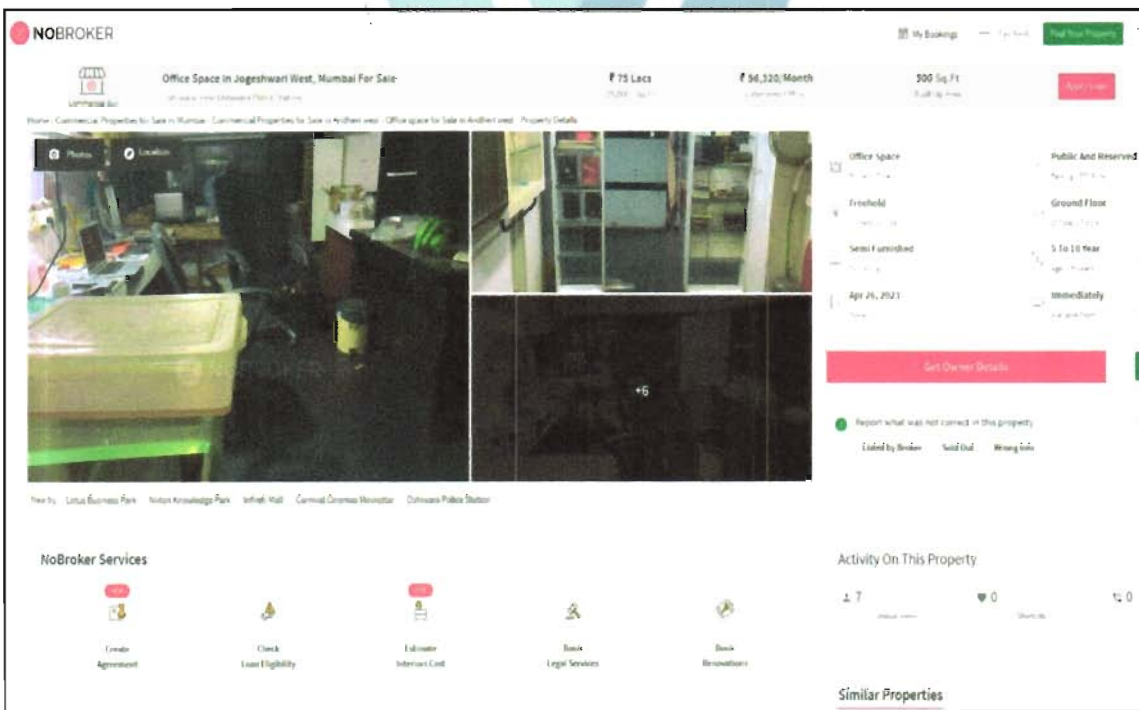
Properties available for Sale/ price indicators value in 2024 for Office located in the surroundings are as follows:

Price Indicator – 1

Carpet Area in Sq. Ft. = 250.00

Total Price - ₹ 75,00,000/-

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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

Office Space In Jogeshwari West, Mumbai For Sale

₹ 7 Crores
22,309 /sq.ft

₹ 5.26 Lacs/Month
Estimated EM

3,285 Sq.Ft
Built Up Area

Apply Now

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

Office Space
Freehold
Semi-Furnished
Apr 15, 2021

Reserved
1
More Than 10 Year
Immediately

Get Detailed Details

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

Nearby: Wipro Knowledge Park, MEXCO 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

Similar Properties



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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

99acres Commercial Buy

Mumbai Office Space for sale in Mumbai | Ready to Move Office Space for sale in Mumbai | Ready to Move Office Space for sale in Goregaon West | Ready to Move Office Space for sale in Goregaon West

₹3.51 Cr ₹32,988 per sq.ft. Ready to move Office space for sale in Goregaon West, Mumbai
Estimated EMI ₹ 2,80,345

REGISTRATION REGISTERED Registration No. P51800028821 Website: <https://mahanera.maharashtra.gov.in/>

Ashok Gupta REGISTERED DEALER Member Since Aug, 2016
 FREE

Overview Society Dealer Details Recommendations Articles

Property (1) **Society (5)**

Number of seats
18 - 25 seats

Carpet Area
1064 sq.ft. (98.85 sq.m.)

Super Builtup Area
1702 sq.ft. (158.12 sq.m.)

Meeting rooms & cabins
1 meeting room and 1 cabin available

Washrooms
2 private washrooms available

Places nearby
Siv Road, Goregaon West, Mumbai

Quick links
Send feedback



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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 : गोरगांव	
17905367 26-10-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 17905/2024 नोंदणी : Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17671173
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14023421.44
(4) भू-मापन, फोटोहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: कमर्शियल युनिट नं 1201 माळा नं: 12 वा मजला, बिल्डिंग नं सी 1, इमारतीचे नाव: सनटेक पिनॅकल 1, ब्लॉक नं: गोरगांव 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) दस्तऐवज करून देणा-या लिव्हून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सनटेक रियल्टी लिमिटेड, चे ऑफिस: 400104 रोड, इमारतीचे नाव: सनटेक पिनॅकल मुख्यार 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) दस्तऐवज करून 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 हो सोसायटी, उन्नत नगर 4, एमजी रोड, जैन हॉस्पिटलच्या पुढे, गोरगांव (प), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई, पिन कोड:- 400062 पॅन नं:- AQDPG4808M
(9) दस्तऐवज करून 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) थोरा	



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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 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: 2025.03.04 16:01:18 +05'30'

Manoj B. Chalikwar
Registered Valuers
Chartered Engineer (India)



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