



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

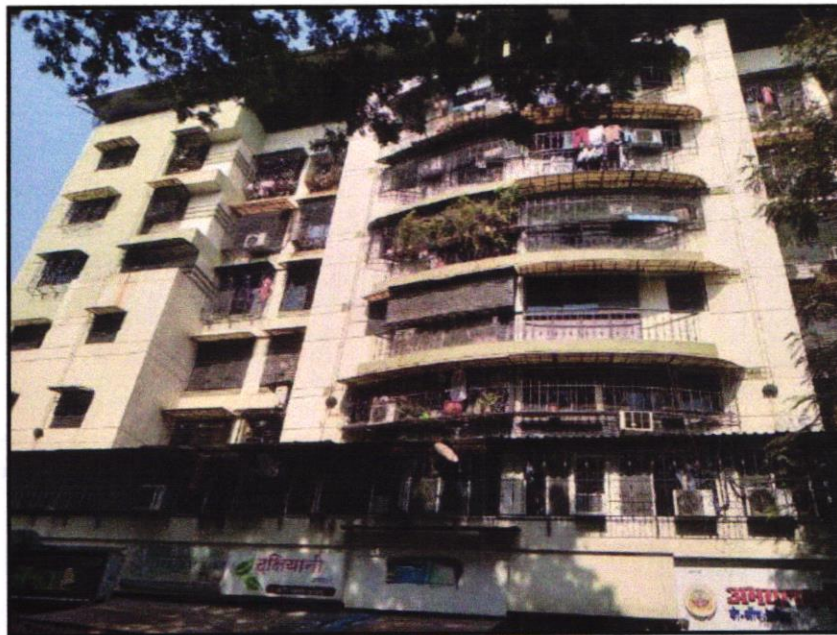
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Dinesh Lakhiram Agrawal & Mr. Harsh Dinesh Agrawal**

Commercial Shop No. 8, Ground Floor, Wing - B, "Shree Srushti Co.-Op. Hsg. Soc. Ltd.", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India.

Latitude Longitude : 19°12'15.1"N 72°58'31.8"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

Our Pan India Presence at :

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

Regd. Office

B1-001, 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



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.

Page 2 of 18

Vastu/Thane/11/2024/012660/2309270
29/11-355-PSVS
Date: 29.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 8, Ground Floor, Wing - B, "**Shree Srushti Co.-Op. Hsg. Soc. Ltd.**", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Mr. Dinesh Lakhiram Agrawal & Mr. Harsh Dinesh Agrawal**.

Boundaries of the property

North	: Kolungade CHS
South	: Comrade Rajaram Vishnu Rawool Marg
East	: Maa Anusaya Tower
West	: Open Space

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 **₹ 1,00,70,000.00 (Rupees One Crore Seventy Thousands 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: 2024.11.29 16:28:35 +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/87/2022-23

Encl.: Valuation report

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

Our Pan India Presence at :

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

Regd. Office

B1-001, 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



Commercial Shop No. 8, Ground Floor, Wing - B, "**Shree Srushti Co.-Op. Hsg. Soc. Ltd.**", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, 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 29.11.2024 for Bank Loan Purpose.
1	Date of inspection	28.11.2024
3	Name of the owner / owners	Mr. Dinesh Lakhiram Agrawal & Mr. Harsh Dinesh Agrawal
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 Shop No. 8, Ground Floor, Wing - B, " Shree Srushti Co.-Op. Hsg. Soc. Ltd. ", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India. Contact Person : Mr. Dinesh Lakhiram Agrawal (Owner) Contact No. 9819147770
6	Location, Street, ward no	Comrade Rajaram Vishnu Rawool Marg Village - Kolbad & Panchpakhadi, District - Thane
7	Survey / Plot No. of land	CTS No - 201/8 & 202/8 of Village - Kolbad & Panchpakhadi
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	



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 226.00 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 236.00 (Area As Per Agreement For Transfer)</p> <p>Built Up Area in Sq. Ft. = 265.00 (Area As Per Agreement For Transfer)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Pin - PIN Code - 400 601
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?	Tenant Occupied - Mrs. Sabita Catherine / Rented Since – 5 Years

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mrs. Sabita Catherine / Rented Since – 5 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	28,875.00 Present 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2016 (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, Naupada Branch to assess Fair Market Value as on 29.11.2024 for Commercial Shop No. 8, Ground Floor, Wing - B, "Shree Srushti Co.-Op. Hsg. Soc. Ltd.", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Mr. Dinesh Lakhiram Agrawal & Mr. Harsh Dinesh Agrawal**.

We are in receipt of the following documents:

1)	Copy of Agreement For Transfer Dated 25.11.2024 between Mrs. Sabita Catherine Nevita DSA (Nee Sabita Menezes), Mr. Ajit Savio Menezes, Mrs. Shalini Rodney Coutinho, Mr. Sunil Menezes & Mr. Arun Menezes(The Transferor) And Mr. Dinesh Lakhiram Agrawal and Mr. Harsh Dinesh Agrawal(The transferee).
2)	Copy of Commencement Certificate V.P. No..2000 / 14 / TMC / TDD / 2427 Dated 25.09.2003 issued by Thane Municipal Corporation.
3)	Copy of Occupancy Certificate V.P. No..2000 / 14 / TMC / TDD / 105 Dated 02.09.2016 issued by Thane Municipal Corporation.
4)	Copy of Maintenance Bill Document No.402 Dated 01.10.2024 issued by SOCIETY in the name of Shri. Roy Menezes.

Location

The said building is located at Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, PIN Code - 400 601. The property falls in Commercial Zone. It is at a traveling distance 2.2 Km from Thane Railway Station.

Building



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



The building under reference is having Ground + 6 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. Ground Floor is having 13 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The composition of shop is Single unit. This Commercial Shop is Vitrified tile flooring, Wooden Frame Glass door with MS Rolling Shutter, N.A., Concealed Electrificationetc.

Valuation as on 29th November 2024

The Built Up Area of the Commercial Shop	:	265.00 Sq. Ft.
--	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2016 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	265.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,62,500.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$:	12.00%
Amount of depreciation	:	₹ 79,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,25,100/- per Sq. M. i.e. ₹ 20,912/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,12,124/- per Sq. M. i.e. ₹ 19,707/- per Sq. Ft.
Value of property	:	265.00 Sq. Ft. X ₹ 38,300 = ₹1,01,49,500
Total Value of property as on 29th November 2024	:	₹1,01,49,500.00

(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 29th November 2024	:	₹ 1,01,49,500.00 - ₹ 79,500.00 = ₹ 1,00,70,000.00
Total Value of the property	:	₹ 1,00,70,000.00
The realizable value of the property	:	₹90,63,000.00
Distress value of the property	:	₹80,56,000.00
Insurable value of the property (265.00 X 2,500.00)	:	₹6,62,500.00
Guideline value of the property (265.00 X 19707.00)	:	₹52,22,355.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 8, Ground Floor, Wing - B, "Shree Srushti Co.-Op. Hsg. Soc. Ltd.", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India for this particular purpose at **₹ 1,00,70,000.00 (Rupees One Crore Seventy Thousands Only)** as on 29th November 2024



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **29th November 2024** is **₹ 1,00,70,000.00 (Rupees One Crore Seventy Thousands 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	:	Ground + 6 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on Ground Floor
3	Year of construction	:	2016 (As per occupancy certificate)
4	Estimated future life	:	52 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	:	Wooden Frame Glass door with MS Rolling Shutter, N.A., .
10	Flooring	:	Vitrified tile flooring.
11	Finishing	:	Cement Plastering with POP false Ceiling.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



NOTES

Technical details		Main Building	
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 Electrification
	(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	:	1Lift
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



Actual Site Photographs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

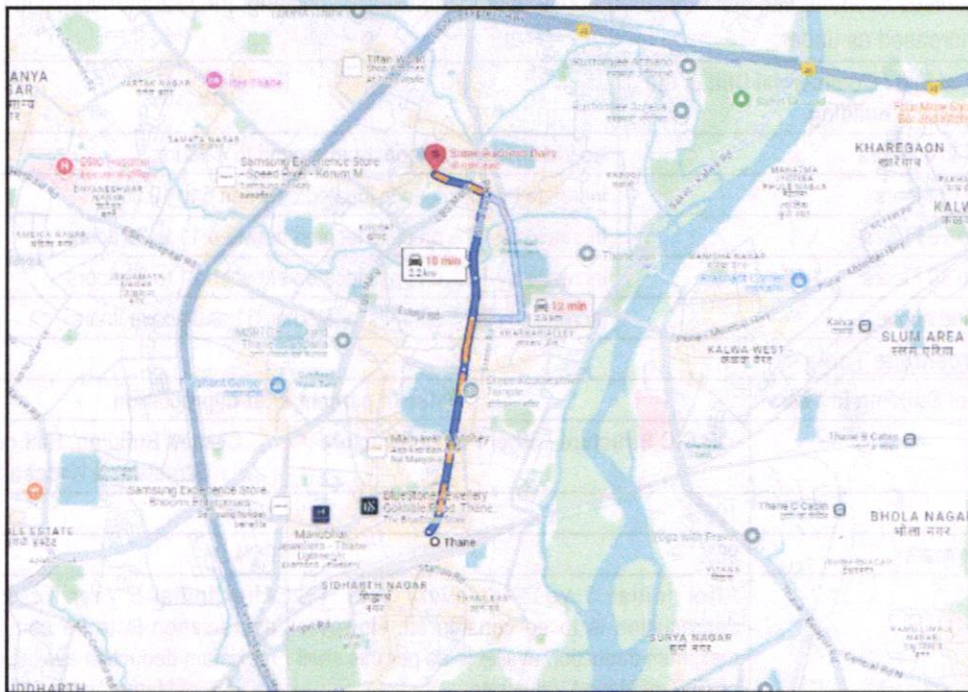
An ISO 9001 : 2015 Certified Company



Route Map of the property



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



Longitude Latitude: 19°12'15.1"N 72°58'31.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 2.2 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class 'B' Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	5F) All Properties of Village Panchpakhadi, Excluding Properties covered in above Zones 5A to 5E. (Tika No. 8/1, C.T.S. No.)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub zone	Land	Residential	Office	Shop	Industrial
5	5/19/A	62900	133300	153300	225100	153300
<small>Tika No. 8/1 C. T. S. No. 8/1/95/1, 8/1/95/2, 8/1/95/3, 8/1/95/4, 8/1/95/5, 8/1/95/6, 8/1/95/7, 8/1/95/8, 8/1/95/9, 8/1/95/10, 8/1/95/11, 8/1/95/12, 8/1/95/13, 8/1/95/14, 8/1/95/15, 8/1/95/16, 8/1/95/17, 8/1/95/18, 8/1/95/19, 8/1/95/20, 8/1/95/21, 8/1/95/22, 8/1/95/23, 8/1/95/24, 8/1/95/25, 8/1/95/26, 8/1/95/27, 8/1/95/28, 8/1/95/29, 8/1/95/30, 8/1/95/31, 8/1/95/32, 8/1/95/33, 8/1/95/34, 8/1/95/35, 8/1/95/36, 8/1/95/37, 8/1/95/38, 8/1/95/39, 8/1/95/40, 8/1/95/41, 8/1/95/42, 8/1/95/43, 8/1/95/44, 8/1/95/45, 8/1/95/46, 8/1/95/47, 8/1/95/48, 8/1/95/49, 8/1/95/50, 8/1/95/51, 8/1/95/52, 8/1/95/53, 8/1/95/54, 8/1/95/55, 8/1/95/56, 8/1/95/57, 8/1/95/58, 8/1/95/59, 8/1/95/60, 8/1/95/61, 8/1/95/62, 8/1/95/63, 8/1/95/64, 8/1/95/65, 8/1/95/66, 8/1/95/67, 8/1/95/68, 8/1/95/69, 8/1/95/70, 8/1/95/71, 8/1/95/72, 8/1/95/73, 8/1/95/74, 8/1/95/75, 8/1/95/76, 8/1/95/77, 8/1/95/78, 8/1/95/79, 8/1/95/80, 8/1/95/81, 8/1/95/82, 8/1/95/83, 8/1/95/84, 8/1/95/85, 8/1/95/86, 8/1/95/87, 8/1/95/88, 8/1/95/89, 8/1/95/90, 8/1/95/91, 8/1/95/92, 8/1/95/93, 8/1/95/94, 8/1/95/95, 8/1/95/96, 8/1/95/97, 8/1/95/98, 8/1/95/99, 8/1/95/100</small>						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	225100			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,25,100.00	Sq. Mtr.	20,912.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	62900			
The difference between land rate and building rate(A-B=C)	162,200.00			
Percentage after Depreciation as per table(D)	8%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,12,124.00	Sq. Mtr.	19,707.00	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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Shop		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹50,000.00	₹41,667.00	-

The screenshot displays a real estate listing on the 'square yards' platform. The listing is for a 'Commercial Shop 250 Sq.Ft. in Kolbad Thane' with a listing ID of #5846035. The price is listed as ₹1.25 Cr. The property is described as 'Unfurnished' and '250 Sq Ft. (Carpet Area)'. There are buttons for 'Get Instant Home Loan' and 'Request for Call'. Below the listing, there are two promotional banners: one for a 'Valuation Report' priced at ₹999, and another for 'Prime Member' benefits worth ₹75,000 in just ₹4,999. The background of the page features a large, stylized 'V' logo with a 'TM' symbol.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Shop		
Source	Thane homes		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹52,000.00	₹43,333.00	-

📍 PANCHPAKHADI, THANE, MAHARASHTRA RERA NO.: AS1700005829
📧 SEND SMS
✉ SEND EMAIL

[HOME](#)
[ABOUT US](#)
[OUR SERVICES](#)
[FIND PROPERTY](#)
[MORE](#)

Search Properties... Enter Landmark, Location, Project Name etc.

🔍 Search ⌵ Filter

300 Sq.ft. Commercial Shops For Sale In Kolbad, Thane

Home • Property in Thane • Property for Sale in Kolbad, Thane • Property Detail

Share

📍 Kolbad Road, Kolbad, Thane

FOR SALE

Property ID : RE11069754

₹ 1.30 Cr.

@ Rs 43333 per Sq.ft.

Property On Floor
Ground

Transaction Type
Resale Property

Built Up Area
300 Sq.ft. ▼

Property Type
Commercial Shops

Land Mark

Hospital .2 kms	Airport 35 kms	Railway 3 kms
School .5 kms	Atm .1 kms	Shopping Mall .1 kms
Bank .1 kms	Bus Stop .2 kms	Metro 2 kms

Send an enquiry for this property?

Contact Person : A.R.Nakhawa

📞 9867249779

Name

Email

+91 Mobile No

I am interested in 300 Sq.ft. Commercial Shops For Sale in Kolbad, Thane. Please get in contact with me.

SEND ENQUIRY

VASTUKALA

Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Vastukala Consultants (I) Pvt. Ltd.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Accountants (I)
Civil & Health
Leads & Engineer

Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	205.00	246.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹43,951.00	₹36,626.00	-

The screenshot displays a property listing on the Magicbricks website. The listing is for a Commercial Shop located in Shivam IT Park, Wagrie Industrial Estate, Thane. The price is listed as ₹90.1 Lac (₹27500/sqft). The property has a Super Area of 360 sqft and a Carpet Area of 205 sqft. Key features include Ground Floor, Overlooking Main Road, and Furnished. The property is currently leased out. The listing includes a photo of the interior and contact information for the owner, Archana. The website header shows navigation options like Buy, Rent, Sell, and Home Loans, along with a login and post property button.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th November 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.



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 **₹ 1,00,70,000.00 (Rupees One Crore Seventy Thousands 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: 2024.11.29 16:28:53 +05'30'

Avind



Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

