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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **The National Co-operative Bank Ltd.**

Commercial Shop No. 105, 4<sup>th</sup> Floor, "**Eastern Plaza Commercial Co-Op. Premises Society Ltd.**",  
Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad  
(East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'19.7"N 72°51'16.8"E

### Intended User:

**Cosmos Bank**

**Malad (East) Branch**

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad  
East, Mumbai 400097

### 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 105, 4<sup>th</sup> Floor, "**Eastern Plaza Commercial Co-Op. Premises Society Ltd.**", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India belongs to The **National Co-operative Bank Ltd.** .

Boundaries of the property

North : Devkrupa CHSL  
South : Daftary Road  
East : Manu Villa CHS  
West : S. K. Patil 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 **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight 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: 2024.12.05 17:40:35 +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

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Commercial Shop No. 105, 4<sup>th</sup> Floor, "**Eastern Plaza Commercial Co-Op. Premises Society Ltd.**", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097,  
State - Maharashtra, Country - 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 05.12.2024 for Bank Loan Purpose.
1	Date of inspection	02.12.2024
3	Name of the owner / owners	<b>The National Co-operative Bank Ltd.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	In the possession of The National Co-operative Bank Ltd.
5	Brief description of the property	<b>Address:</b> Commercial Shop No. 105, 4 <sup>th</sup> Floor, " <b>Eastern Plaza Commercial Co-Op. Premises Society Ltd.</b> ", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Deepak Satra (Client Representative ) Contact No. 7506012685
6	Location, Street, ward no	S. K. Patil Hospital, Daftary Road Village - Kurar, Malad (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 21,21/1 to 21/8 of Village - Kurar, Plot No - 37
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>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 450.63</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 275.00</b> <b>Loft Area in Sq. Ft. = 175.00</b>  <b>Carpet Area in Sq. Ft. = 281.00</b> <b>(Area As Per Approved Building Plan)</b>  <b>Built Up Area in Sq. Ft. = 337.20</b> <b>(Carpet Area as per Plan + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Kurar, Malad (East) District - Mumbai Suburban, Pin - PIN - 400 097
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?	Vacant- In possession of The National Co-operative Bank Ltd

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant - In Possession of The National Co-operative Bank Ltd.
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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	32,800.00 (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 law?	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 – 2016 (As Per Part 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> Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the area as per the Approved Building Plan for the purpose of valuation.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch Branch to assess Fair Market Value as on 05.12.2024 for Commercial Shop No. 105, 4<sup>th</sup> Floor, "Eastern Plaza Commercial Co-Op. Premises Society Ltd.", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India belongs to **The National Co-operative Bank Ltd.**

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

1)	Copy of Mortgage Deed Dated 20.10.2016 Between M/s. Dev Ashish Developers Private Limited (The Mortgagor) and The National Co-operative Bank Ltd. (The Bank).
2)	Copy of Part Occupancy Certificate No.CHE / 7575 / BP(WS) / AP Dated 27.03.2016 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Approved Building Plan No.CHE / 7575 / B.P. (W.S) / AP Dated 21.03.2018 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at bearing Plot No - 37 in Village - Kurar, Malad (East) District - Mumbai Suburban, PIN - 400 097. The property falls in Commercial Zone. It is at a traveling distance 600 Mtrs. from Kurar Metro Station.

### Building

The building under reference is having 1 basement + Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick



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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 23 Commercial Shop. The building is having 3 lifts.

### Commercial Shop:

The Commercial Shop under reference is situated on the 4<sup>th</sup> Floor The Composition of Commercial Shop is Working Area + Loft. This Commercial Shop is having amenities such as Vitrified Tile Flooring, MS Rolling Shutter, N.A., Concealed Electrification etc.

### Valuation as on 5th December 2024

The Carpet Area of the Commercial Shop	:	281.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2016 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	337.20 Sq. Ft. X ₹ 2,800.00 = ₹ 9,44,160.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$	:	12.00%
Amount of depreciation	:	₹ 1,13,232.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,79,600/- per Sq. M. i.e. ₹ 16,685/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,68,614/- per Sq. M. i.e. ₹ 15,665/- per Sq. Ft.
Value of property	:	281.00 Sq. Ft. X ₹ 35,000 = ₹98,35,000
Total Value of property as on 5th December 2024	:	₹98,35,000.00

(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 5th December 2024	:	₹ 98,35,000.00 - ₹ 1,13,232.00 = ₹ 97,21,768.00
Total Value of the property	:	₹ 97,21,768.00
The realizable value of the property	:	₹87,49,591.00
Distress value of the property	:	₹77,77,414.00
Insurable value of the property (337.20 X 2,800.00)	:	₹9,44,160.00
Guideline value of the property (337.20 X 15665.00)	:	₹52,82,238.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 105, 4<sup>th</sup> Floor, "Eastern Plaza Commercial Co-Op. Premises Society Ltd.", Plot No. 37, CTS No. 21,21/1 to 21/8, S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India for this particular purpose at **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight Only)** as on 5th December 2024



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**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 **5th December 2024** is **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight 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 + 5 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on 4 <sup>th</sup> Floor
3	Year of construction	:	2016 (As Per Part 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	:	MS Rolling Shutter, N.A., .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.



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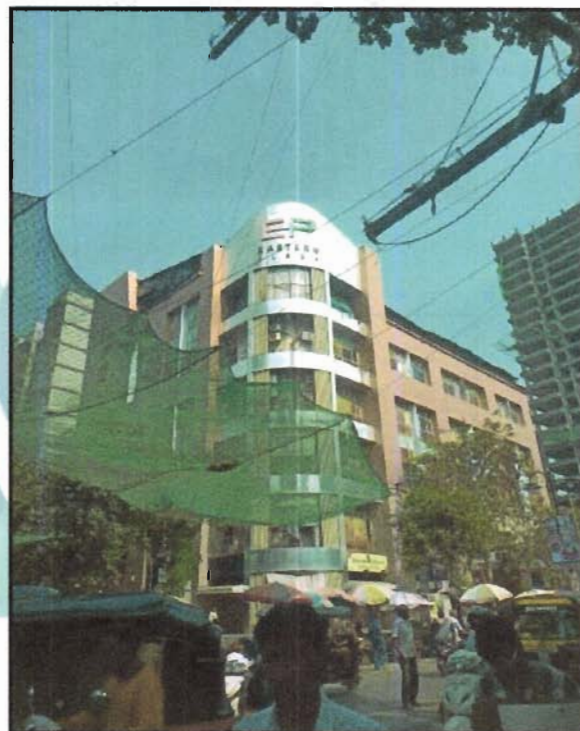
**Technical details****Main Building**

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 Electrification				
(i)	Internal wiring – surface or conduit										
(ii)	Class of fittings: Superior/Ordinary/ Poor.										
15	Sanitary installations	:	As per Requirement								
	<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		
(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	:	All external walls are 9" thick and partition walls are 6" thick.								
18	No. of lifts and capacity	:	3 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



Dec 2, 2024  
Malad East Mumbai Konkan Division  
Maharashtra  
19°19'N 72°85'E -24.5m



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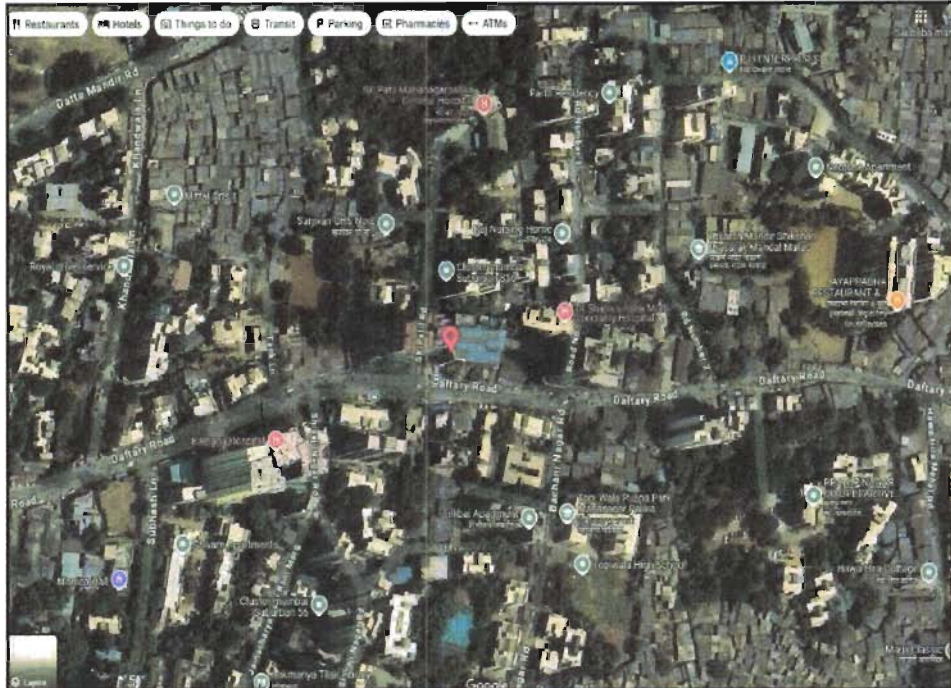
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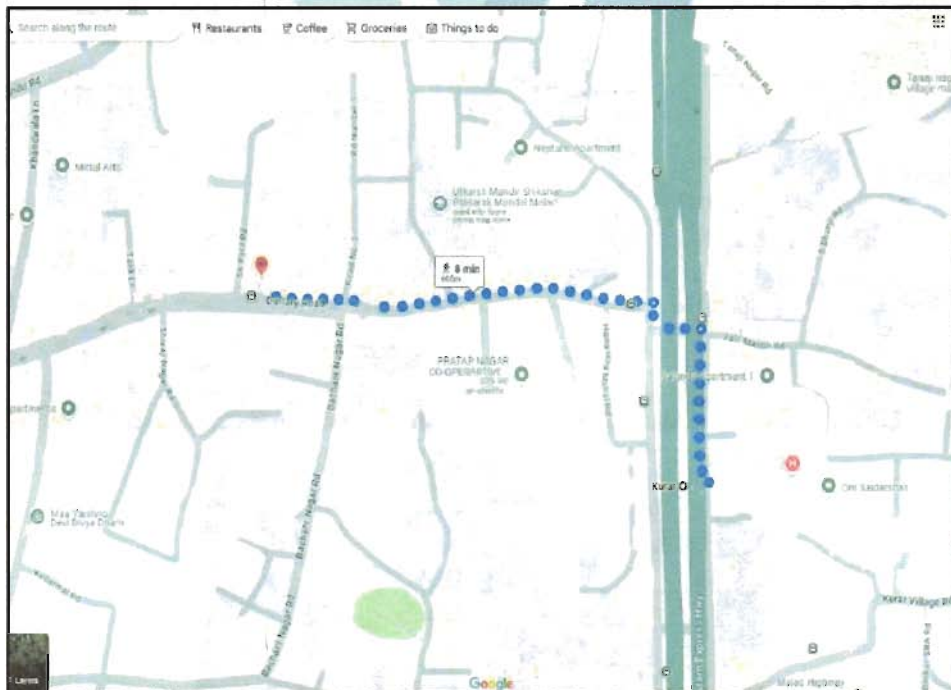




## Route Map of the property



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



Longitude Latitude: 19°11'19.7"N 72°51'16.8"E

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Kurar - 600 Mtrs.).



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## Ready Reckoner Rate

DIVISION / VILLAGE : KURAR 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: Village Boundary to the North, Express Highway to the East, Village Boundary to the South and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
72	72/332	42270	102510	128100	179600	102510
<small>CTS No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 65, 62, 64, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 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, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.</small>						
<a href="#">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	1,79,600			
No Increase as shop located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,79,600.00</b>	<b>Sq. Mtr.</b>	<b>16,685.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	42,270			
The difference between land rate and building rate(A-B=C)	1,37,330.00			
Percentage after Depreciation as per table(D)	8%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,68,614.00</b>	<b>Sq. Mtr.</b>	<b>15,665.00</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:

	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	Shop		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,962.00	2,354.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹40,010.00	₹33,342.00	-

**magicbricks** Buy Rent Sell Home Loans

₹7.85 Cr ₹32708/sqft EMI ₹3354 | How much can I get?

Commercial Shop For Sale in Sethia Imperial Avenue, Malad East, Mumbai

Ground Floor +1 Overlooking Main Road Unfurnished

Commercial Complex Super Area Carpet Area  
 Sethia Imperial Avenue 2400 sqft - 132708 sqft 1962 sqft - 140270/sqft

Floor Property Age Units On Floor  
 Ground(Out of 21 Floors) Less than 5 years 8

Suitable For Maintenance Charges Lift  
 Jewellery Shop, Gym 15,000 Monthly 1

Garden Park Facing Main Road Facing

Contact Agent Get Phone No.

**More Details**

Price ₹7.85 Cr

Booking Amount ₹5.0 Lac

Facilities Power Back Up, Lift, Rain Water Harvesting, Park, Security, Private Terrace/Garden, Vaastu Compliant, Service/Goods Lift, Air Conditioned, Intercom Facility, Maintenance Staff, Waste Disposal, Laundry Service, Internet/Wi-Fi Connectivity, DTH Television Facility, RO Water System, Conference Room, Piped Gas, Jogging and Strolling Track

Address off Western express Highway Malad East, Malad East, Mumbai - Western Mumbai, Maharashtra

Facing East

Pantry Dry Pantry

Water Availability 24 Hours Available

[View all details](#)

Description Available shop for Sale in malad east off western express highway it is located very prime location it is open for bank, Dmart, super market etc or ce negotiable call for inspect. [Read more](#)

Contact Agent



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## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	4,917.50	5,901.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹47,992.00	₹39,993.00	-

**99acres** Commercial Buy - Enter Locality / Post property <sup>FREE</sup>

Mumbai - Commercial Land available for sale in Mumbai - Showrooms for sale in Mumbai - Showrooms for sale in Malad - Showrooms for sale in Malad East - 2010 20  
Posted on May 22, 2024

**₹23.6 Cr** @ 40,000 per sq.ft. **Contact Dealer** <sup>FREE</sup>

Estimated EMI ₹ 18,84,941 **Shortlist**

**RERA STATUS** NOT AVAILABLE Website: https://maharera.nic.mahaonline.gov.in/

**Overview** Dealer Details Articles

**Property (15)**

**Sale Amount** ₹ 23.6 Crore+ **Govt Charges & 5900** **Carpet Area** 4917.50 sq.ft. @ 40,000 per sq.ft. (Negotiable) **View Price**

**Builtup Area** 5901 sq.ft. (548.22 sq.m.) **Floor Number** Ground

**Parking** Only private parking available **Washrooms** Private Washrooms available

**Key Highlights** Main road facing, Corner property, Near Old Entrance, Near Elevator, Near Stairs **Property Age** Near Old

**Places nearby** Malad East, Mumbai

Big Bazaar Kandivali Shivling Durga Mata Mandir Ratnapuri Jain Mandir Panchasar derasar

**Why you should consider this property?**

**Key Highlights** ✓ Ground Floor ✓ Fresh Construction



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## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	534.17	641.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹47,925.00	₹39,938.00	-

**99acres** Commercial Buy

Posted on May 22, 2024 | Re

**₹2.56 Cr** (₹47,925 per sq.ft) **Commercial Shops for Sale** in Malad East, Mumbai

Estimated EMI ₹ 2,04,468

BDA STATUS: **NOT AVAILABLE** Website: <https://maharashtra.gov.in/>

**Overview** Dealer Details Recommendations Articles

**Property (10)**

**Sale Amount** ₹ 2.56 Crore+ **Govt Charges & Taxes** ₹ 40,000 per sq.ft. (negotiable) **Carpet Area** 534 sq.ft.

**Built-up Area** 641 sq.ft. **Parking** Only private parking available

**Washrooms** Private Washrooms available **Key Highlights** Main road facing, Near Entrance, Near Elevator, Near Stairs

**Property Age** 0 to 1 Year Old

2 people shortlisted this property since last week

**Places nearby** Malad East, Mumbai

- Big Bazaar Kandivali
- Shivling
- Durga Mata Mandir
- Ratnapuri Jain Mandir
- Panchasar derasar

**Why you should consider this property?**

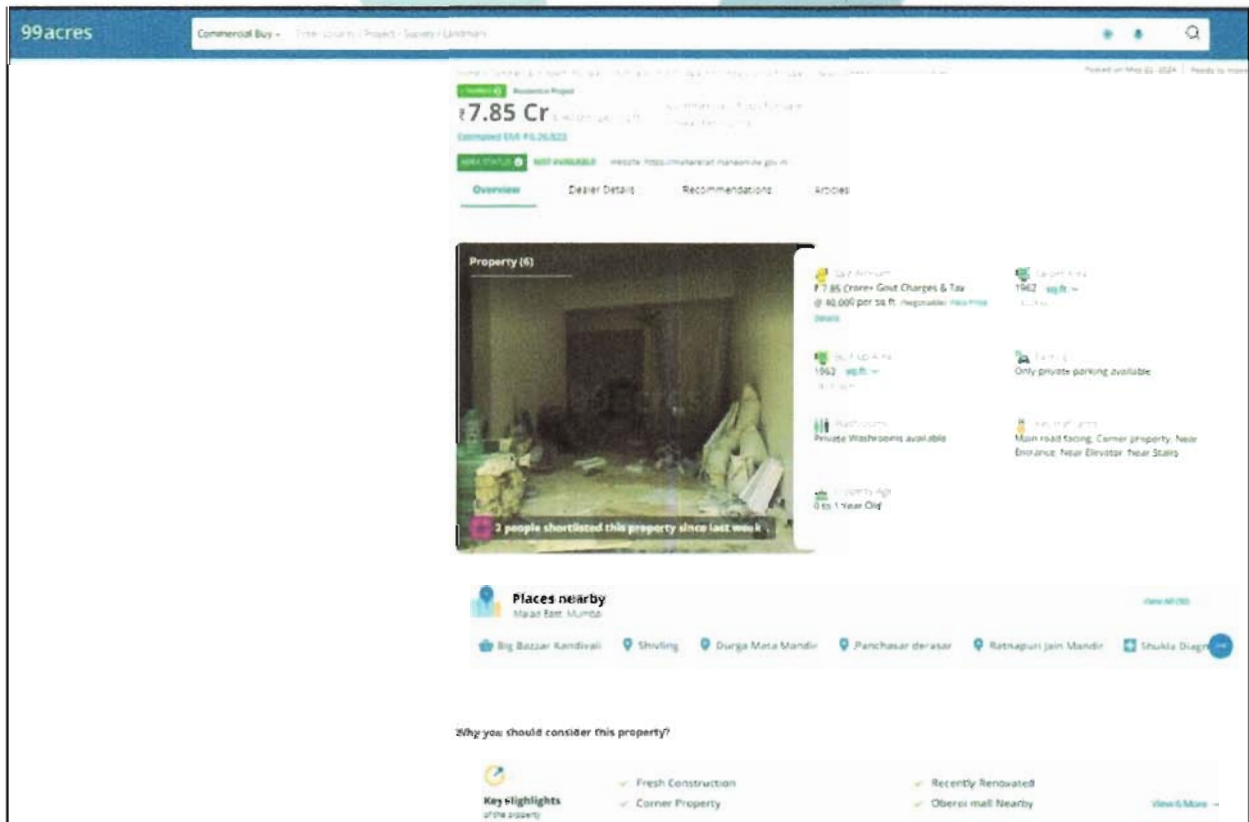
**Key Highlights of the property**

- Fresh Construction
- Recently Renovated
- Oberoi mall Nearby
- Visitor Parking Available

[View 3 More](#)

## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,635.83	1,963.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹47,988.00	₹39,990.00	-





## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **5th December 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 **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight 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: 2024.12.05 17:40:44 +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

