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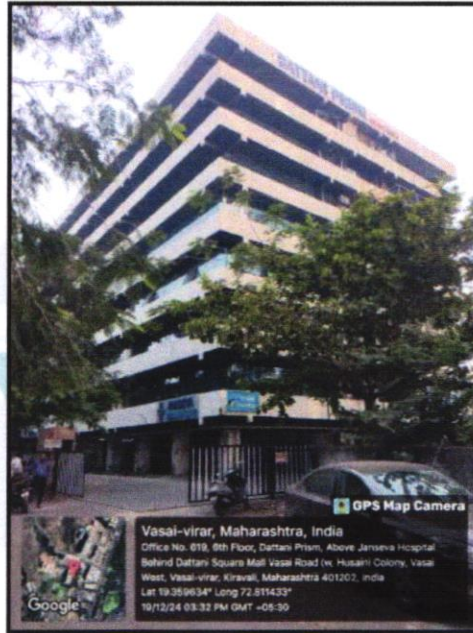
MSME Reg No: UDYAM-MH-18-0083617

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. Maqbool Ahmed Shaikh**

Commercial Unit No. 218, 2nd Floor, "**Dattani Prism - I (I.T. Park Building)**", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India.

Latitude Longitude : 19°21'33.9"N 72°48'40.7"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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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 218, 2nd Floor, "**Dattani Prism - I (I.T. Park Building)**", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India belongs to **Mr. Maqbool Ahmed Shaikh**.

| Boundaries | : | Building | Unit |
|------------|---|---|----------------|
| North | : | Internal Road & Dattani Linear Building | Unit No. 201 |
| South | : | Open Plot | Unit No. 217 |
| East | : | Internal Road | Marginal Space |
| West | : | Open Plot | Marginal 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 **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven Thousand 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: 2024.12.26 16:32:20 +05'30'

Avind
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



Commercial Unit No. 218, 2nd Floor, "Dattani Prism - I (I.T. Park Building)", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, 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 26.12.2024 for Bank Loan Purpose. |
| 1 | Date of inspection | 19.12.2024 |
| 3 | Name of the owner / owners | Mr. Maqbool Ahmed Shaikh |
| 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 | Address: Commercial Unit No. 218, 2 nd Floor, " Dattani Prism - I (I.T. Park Building) ", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India. Contact Person : Mr. Ashok Pujara (Owner's Relative) Contact No. 9834356366 |
| 6 | Location, Street, ward no | Village - Sandor, District - Palghar |
| 7 | Survey / Plot No. of land | Hissa No - 2/1, 3, 4, 5, 10/1 & 11 of Village - Sandor New Survey No - 252A, 255A & 256 Old Survey No - 281, 282, 283A & 284A |
| 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 | |

| | | |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 1017.12 (Area as per Site measurement) Carpet Area in Sq. Ft. = 990.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 1089.00 (Carpet Area + 10%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Sandor, Taluka - Vasai, District - Palghar, Pin - 401202 |
| 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? | Vacant |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Vacant |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - Information not available Percentage actually utilized – Details not available |

| | | | |
|----|---|--|--|
| 26 | RENTS | | |
| | (i) | Names of tenants/ lessees/ licensees, etc | Vacant |
| | (ii) | Portions in their occupation | Fully Vacant |
| | (iii) | Monthly or annual rent/compensation/license fee, etc. paid by each | 30,700.00 (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 | 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 – 2020 (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. |
| | Remark: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 26.12.2024 for Commercial Unit No. 218, 2nd Floor, "**Dattani Prism - I (I.T. Park Building)**", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India belongs to **Mr. Maqbool Ahmed Shaikh**.

We are in receipt of the following documents:

| | |
|----|--|
| 1) | Copy of Agreement for sale Document No.8141/2018 Dated 27.08.2018 between M/s. Dattani Estate Developers (The Promoter) And Mr. Maqbool Ahmed Shaikh(The Purchaser). |
| 2) | Copy of Commencement Certificate Document No.CIDCO/VVSR/CC/BP-736/W/170 Dated 22.04.2010 issued by CIDCO. |
| 3) | Copy of Part Occupancy Certificate Document No.VVCMC/TP/POC/VP-0762/30/2020-21 Dated 03.11.2020 issued by Vasai Virar City Municipal Corporation. |
| 4) | Copy of RERA Certificate Document No.P99000008471 Dated 19.08.2017 issued by Maharashtra Real Estate Regulatory Authority. |

Location

The said building is located at Village - Sandor, Taluka - Vasai, District - Palghar, 401202. The property falls in Commercial Zone. It is at a traveling distance 3.6 from Vasai Railway Station.

Building

The building under reference is having Stilt + 7 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. 2nd Floor is having 18 Commercial Unit. The building is having 2 lifts.

Commercial Unit:



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The Commercial Unit under reference is situated on the 2nd Floor The Composition of Commercial Property is Vacant Unit + Toilet Block This Commercial Unit is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Window , Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 26th December 2024

| | | |
|--|---|----------------|
| The Carpet Area of the Commercial Unit | : | 990.00 Sq. Ft. |
|--|---|----------------|

Deduct Depreciation:

| | | |
|---|---|---|
| Year of Construction of the building | : | 2020 (As Per Part Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 4 Years |
| Cost of Construction | : | 1089.00 Sq. Ft. X ₹ 2,500.00 = ₹ 27,22,500.00 |
| Depreciation $\{(100 -) \times (4 / 60)\}$ | : | N.A. Age of Property below 5 year |
| Amount of depreciation | : | ₹ 0.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 56,600/- per Sq. M. i.e. ₹ 5,258/- per Sq. Ft. |
| Guideline rate (after depreciate) | : | N.A. Age of Property below 5 year |
| Value of property | : | 990.00 Sq. Ft. X ₹ 9,300 = ₹92,07,000 |
| Total Value of property as on 26th December 2024 | : | ₹92,07,000.00 |

(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 26th December 2024 | : | ₹ 92,07,000.00 - ₹ 0.00 = ₹ 92,07,000.00 |
| Total Value of the property | : | ₹ 92,07,000.00 |
| The realizable value of the property | : | ₹82,86,300.00 |
| Distress value of the property | : | ₹73,65,600.00 |
| Insurable value of the property (1089.00 X 2,500.00) | : | ₹27,22,500.00 |
| Guideline value of the property (1089.00 X 5037.00) | : | ₹54,85,293.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 218, 2nd Floor, "Dattani Prism - I (I.T. Park Building)", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India for this particular purpose at **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven Thousand Only)** as on 26th December 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 **26th December 2024** is **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven Thousand Only)**



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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.



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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:

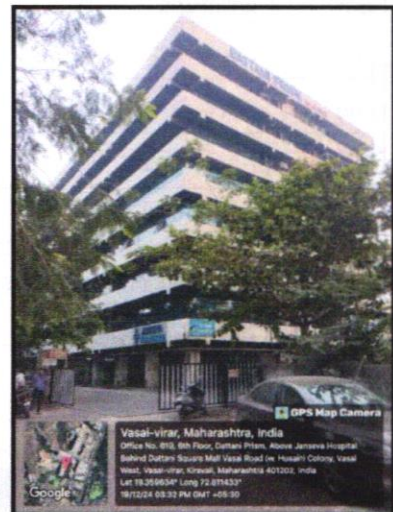
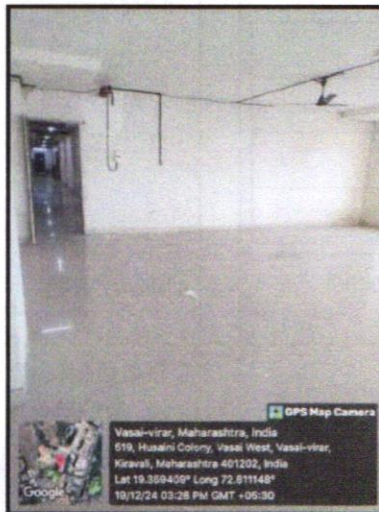
ANNEXURE TO FORM 0-1

| Technical details | | Main Building | | | | |
|-------------------|--|--|--------------------------------------|------|--|--|
| 1 | No. of floors and height of each floor | : Stilt + 7 Upper Floors | | | | |
| 2 | Plinth area floor wise as per IS 3361-1966 | : N.A. as the said property is a Commercial Unit Situated on 2 nd Floor | | | | |
| 3 | Year of construction | : 2020 (As Per Part Occupancy Certificate) | | | | |
| 4 | Estimated future life | : 56 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 | : Teak Wood Door frame with Solid flush door, Aluminium Sliding Window , . | | | | |
| 10 | Flooring | : Vitrified Tile Flooring. | | | | |
| 11 | Finishing | : Cement Plastering. | | | | |
| 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 plumbing with C.P. fittings. Concealed Electrical wiring |
| (i) | Internal wiring – surface or conduit | | | | | |
| (ii) | Class of fittings: Superior/Ordinary/Poor. | | | | | |

Technical details**Main Building**

| | | | | |
|----|--|------------------------|---|---|
| 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 |

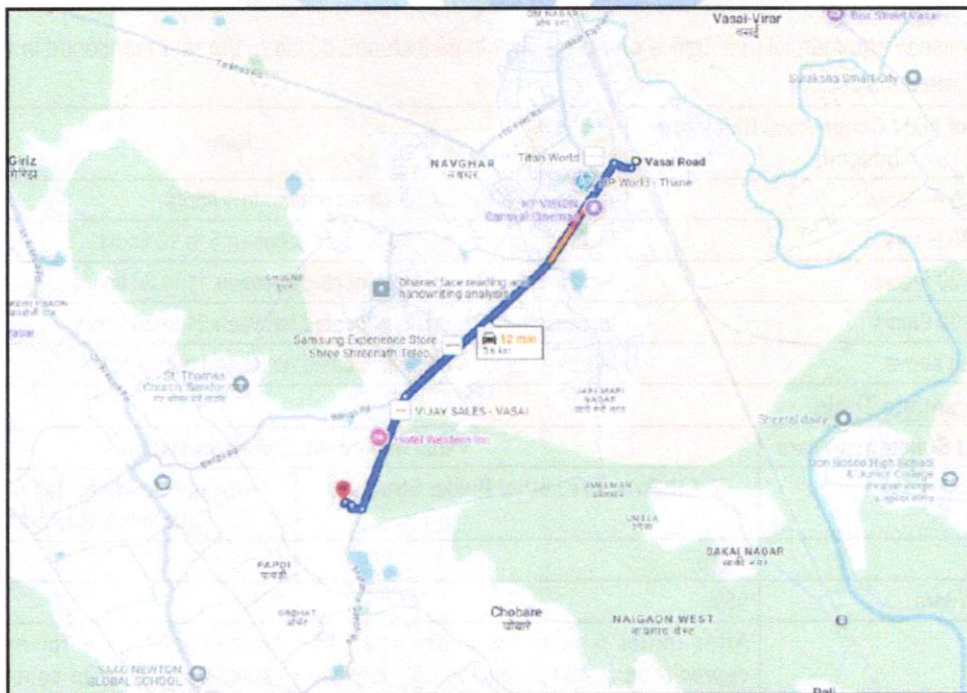
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°21'33.9"N 72°48'40.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vasai - 3.6).



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Ready Reckoner Rate

| DIVISION / VILLAGE : SANDOR Commence From 1st April 2024 To 31st March 2025 | | | | | | |
|--|--|------|-----------------|-----------------------|-------|------------|
| Type of Area | Urban | | Local Body Type | Corporation Class "C" | | |
| Local Body Name | Vasai-Virar City Municipal Corporation | | | | | |
| Land Mark | Lands for residential and other similar permissible use. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 5 | 4 | 8880 | 48000 | 56600 | 52400 | 56600 |
| CTS No. 2073, 2075, 2076, 2077, 2078, 2086, 2087, 2088, 2089, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2141, 2142, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2172, 2181, 2182, 2183 Survey No. 24, 25, 27A, 39A, 40, 84, 95, 95A, 96B, 102 to 104, 105A, 105B, 106A, 106B, 107, 108, 109, 110, 111A, 111B, 113A, 114, 115, 116, 117, 118, 121 A, 121B, 123, 124, 125, 156, 157, 158, 159, 160, 163, 167, 168, 189, 191, 193, 194, 205, 207A, 221, 222B, 223, 223A, 224, 225, 225A, 226, 225A, 227, 233, 236, 238, 239, 240, 241, 253, 254, 257, 258, 27A, 274, 277A, 283, 283B, 284A, 284B, 286, 309 | | | | | | |
| <input type="button" value="Compare With Previous Year"/> | | | | | | |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Unit | 56600 | | | |
| Unit Located on 2 nd Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 56,600.00 | Sq. Mtr. | 5,258.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 8880 | | | |
| The difference between land rate and building rate(A-B=C) | 47,720.00 | | | |
| Percentage after Depreciation as per table(D) | 5% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 54,214.00 | Sq. Mtr. | 5,037.00 | 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 |



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Price Indicators

| | | | |
|-------------------------|-----------------|-----------------|-----------------|
| Property | Commercial Unit | | |
| Source | Nobroker.com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 400.00 | 440.00 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹10,000.00 | ₹9,091.00 | - |


Pay Rent
Post Your Property
Sign up
Log in
Menu

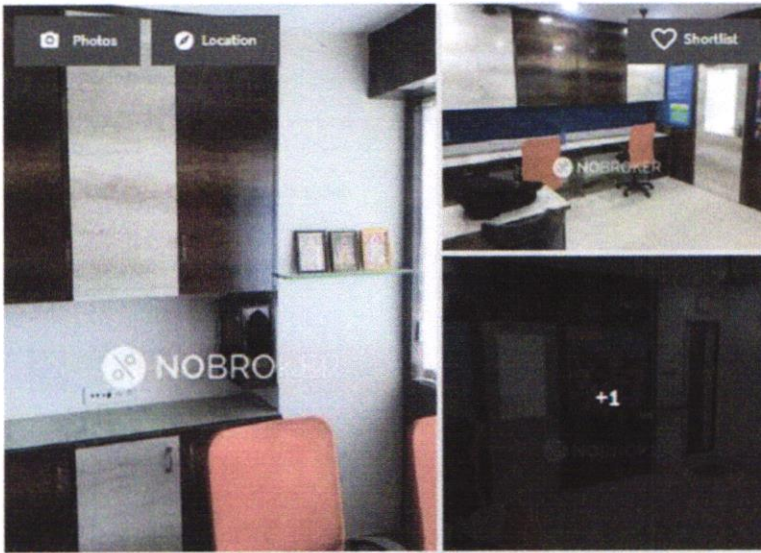


Office Space In Vasai West, Mum...
Mahatma Gandhi Rd, Dattani Prsim 1 (T.P.)

₹ 40 Lacs ₹ 30,037/Month 500 Sq.Ft 400 Sq.Ft

8,000 / Sq.Ft Estimated EMI Built Up Area Carpet Area Apply Loan

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



Office Space
Property Type

Freehold
Ownership Type

Fully Furnished
Furnishing

Sep 13, 2024
Posted On

Public
Parking

3
Of Total 11 Floors

1 To 5 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: Miraj Cinemas Dattani D Mart Big Bazaar K Movie Star Multiplex Kauls Heritage City Apartment

NoBroker Services

NEW




Create Agreement




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property


5 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Amenities

Power Backup Need To Arrange Lift Common

Similar Properties




Office Space in Vasai ...

Saving Nagar, Gansoli Dattani

1.3 km away

Price Area




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Valuers & Appraisers
Architects & Designers
Chartered Engineers (I)
144 Consultants
Leaders & Engineers
ISO 9001:2015 PTC/1589

Price Indicators

| | | | |
|-------------------------|-----------------|-----------------|-----------------|
| Property | Commercial Unit | | |
| Source | Nobroker.com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 477.27 | 525.00 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹11,105.00 | ₹10,095.00 | - |



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[Sign up](#)
[Log in](#)



Office Space In Vasai West, Mum...
Dattani Prism, Dattani Square Mall

₹ 53 Lacs
10,095 / Sq Ft

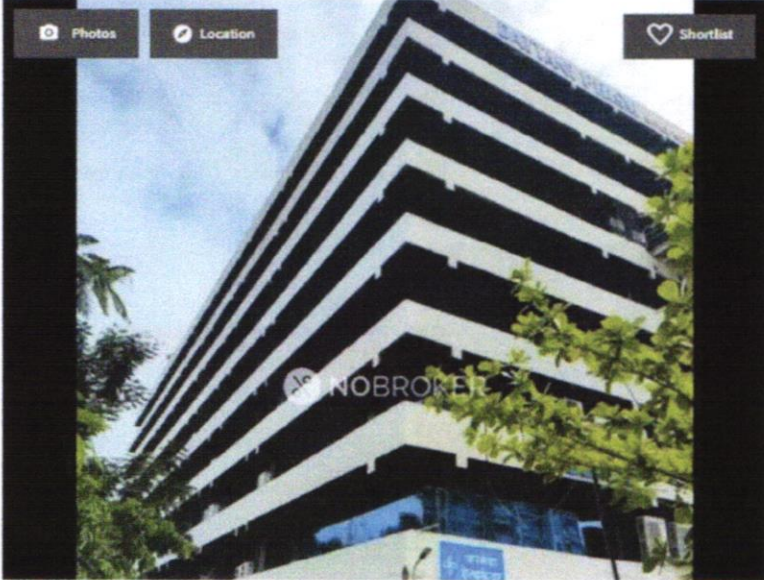
₹ 39,799/Month
Estimated EMI

525 Sq.Ft
Built Up Area

Apply Loan

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

Photos
Location
Shortlist



Office Space
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Sep 18, 2024
Posted On

Public And Reserved
Parking (2 Slot)

5
Of Total 7 Floors

1 To 5 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: Global City | KT VISION Carnival Cinemas | RAJHANS DREAMS EMERALD TOPAZ | Shubham General Store | Dattani Square Mall


NoBroker Services

NEW




Create Agreement

NEW




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

0

Unique Views

0


Shortlists


0

Contacted


Powered By: NBEstimate

Amenities

 Power Backup Full

 Lift Common

Similar Properties



Office Space in Vasai, ...

Fapdy, Bangli Rd., Reliance S...

Within 5 km

Price Area



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Since 1989

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An ISO 9001 : 2015 Certified Company



Sale Instances

| | | | |
|-------------------------|-----------------|-----------------|-----------------|
| Property | Commercial Unit | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 1,080.00 | 1,188.00 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹8,542.00 | ₹7,765.00 | - |

3250533

10-03-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 4

दस्ता क्रमांक : 3250/2023

नोंदणी :

Regn:63m

गावाचे नाव : सांडोर

| | |
|--|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 9225000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6404000 |
| (4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास) | 1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: ऑफिस नं-414, माळा नं: चौथा मजला, इमारतीचे नाव: दत्तानी प्रिझम-1(आय. टी. पार्क), ब्लॉक नं: सांडोर, रोड नं: वसई पश्चिम पालघर((Survey Number : OLD-283-A 284-A 281 282 NEW-255-A 252-A 256 257 ;)) |
| (5) क्षेत्रफळ | 110.36 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तावेज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव.-लाभ एन्टरप्राईजेस चे प्रो पा - संजय एल. राठोड वय:-45 पत्ता.-प्लॉट नं. 701/702, माळा नं. -, इमारतीचे नाव: वसंत सरिता, ब्लॉक नं. 90 फीट रोड, ठाकूर कॉम्प्लेक्स, ऑप एच. डी. एफ. सी. बँक, रोड नं: कांठिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AHCPR6239B |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव.-मोहजाद आलम रियाझअहमद मुन्शी वय:-38; पत्ता.-प्लॉट नं. जे आर-66, माळा नं. -, इमारतीचे नाव. भूमी व्हिला, ब्लॉक नं. एव्हरशाइन सिटी ऑप एव्हरशाइन डेसी अपार्टमेंट सेक्टर-06, रोड नं. वसई पूर्व पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AJEPM8579P 2): नाव.-रियाझअहमद इस्माईल मुन्शी वय:-71; पत्ता.-प्लॉट नं. जे आर-66, माळा नं. -, इमारतीचे नाव. भूमी व्हिला, ब्लॉक नं. एव्हरशाइन सिटी ऑप एव्हरशाइन डेसी अपार्टमेंट सेक्टर-06, रोड नं. वसई पूर्व पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAEPM9084E |
| (9) दस्तावेज करून दिल्याचा दिनांक | 22/02/2023 |
| (10)दस्ता नोंदणी केल्याचा दिनांक | 22/02/2023 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3250/2023 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 645800 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |

Sale Instances

| | | | |
|------------------|-----------------|-----------------|-----------------|
| Property | Commercial Unit | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 503.00 | 553.30 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹8,946.00 | ₹8,133.00 | - |

| | | | |
|--|---|-------------------|------------------------------|
| 244879 | | सूची क्र.2 | दुय्यम निबंधक : दु.नि. वसई 1 |
| 09-03-2024 | | | दस्ता क्रमांक : 2448/2023 |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | | नोंदणी : Regn:63m |
| गावाचे नाव : सांडोर | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 4500000 | | |
| (3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3527500 | | |
| (4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास) | 1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे सांडोर,ता. वसई,जि. पालघर येथील जुना सर्वे क्र. 283 ए.नवीन सर्वे क्र. 255 ए.जुना सर्वे क्र. 284 ए.नवीन सर्वे क्र. 252 ए.जुना सर्वे क्र. 281,नवीन सर्वे क्र. 256,हिस्सा नं. 2,4,जुना सर्वे क्र. 282,नवीन सर्वे क्र. 257,हिस्सा नं. 2/1,3,4,5,10/1,11 या जमीनवर बांधलेली इमारत दत्तानी प्रिझम - 1(आय.टी. पार्क),मधील युनिट नं. 219,दुसरा मजला,ज्याचे क्षेत्रफळ 46.73 चौ. मीटर कारपेट ही मिळकत((Survey Number : OLD SURVEY NO.283 A, NEW SURVEY NO. 255 A, OLD SURVEY NO. 284 A, NEW SURVEY NO. 252 A, OLD SURVEY NO. 281, NEW SURVEY NO. 256, OLD SURVEY NO. 282, NEW SURVEY NO. 257 ;)) | | |
| (5) क्षेत्रफळ | 46.73 चौ.मीटर | | |
| (6)आकारणी किंवा जुळी देण्यात असेल तेव्हा. | | | |
| (7) दस्तावेज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव.-वैभव पांडुरंग मांडरे - वय.-30 पत्ता.-प्लॉट नं: 30, माळी नं. -, इमारतीचे नाव. एकविरा दर्शन, ब्लॉक नं: 201, रोड नं. सेक्टर 10, खंडा कॉलोनी, न्यू पनवेल वेस्ट, महाराष्ट्र, राईगाव(००). पिन कोड.-410206 पॅन नं.-BKBPM8204N | | |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव.-रिद्धी हिरल कापडी - वय.-38; पत्ता.-प्लॉट नं.-, माळी नं.-, इमारतीचे नाव. सतलज बिल्डिंग, ब्लॉक नं: जी-4, रोड नं: 100 फीट रोड, ग्रीन हाऊस हॉटेल जवळ, एवरगार्डन ईस्टेट, वसई वेस्ट, महाराष्ट्र, ठाणे. पिन कोड.-401202 पॅन नं.-APJPM4677F | | |
| (9) दस्तावेज करून दिल्याचा दिनांक | 15/02/2023 | | |
| (10)दस्ता नोंदणी केल्याचा दिनांक | 15/02/2023 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 2448/2023 | | |
| (12)बाजारभावाप्रमाणे मुद्राक शुल्क | 315000 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven Thousand 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: 2024.12.26 16:32:36 +05'30'

Avinad



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



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