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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. Siddhant Padte**

Commercial Gala No. 121, 1<sup>st</sup> Floor, "**National Storage Building of the Company known as National Storage Pvt. Ltd.**", Plot No. 424-B, T.P.S. - III, Near Johnson And Johnson Building, Senapati Bapat Marg, Village - Mahim Division, Mahim (West), Mumbai, PIN - 400 016, State - Maharashtra, India.

Latitude Longitude : 19°2'10.9"N 72°50'51.1"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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

[www.vastukala.co.in](http://www.vastukala.co.in)



## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Gala No. 121, 1<sup>st</sup> Floor, "**National Storage Building of the Company known as National Storage Pvt. Ltd.**", Plot No. 424-B, T.P.S. - III, Near Johnson And Johnson Building, Senapati Bapat Marg, Village - Mahim Division, Mahim (West), Mumbai, PIN - 400 016, State - Maharashtra, India belongs to **Mr. Siddhant Padte**.

Boundaries of the property

North	: Indian Oil Petrol Pump
South	: New Dinkar CHSL
East	: Senapati Bapat Marg
West	: Nav Vivek Industrial Estate

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 **₹ 40,95,000.00 (Rupees Forty Lakhs Ninety Five 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.**

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

Encl.: Valuation report



### Our Pan India Presence at :

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

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Commercial Gala No. 121, 1<sup>st</sup> Floor, "National Storage Building of the Company known as National Storage Pvt. Ltd.", Plot No. 424-B, T.P.S. - III, Near Johnson And Johnson Building, Senapati Bapat Marg, Village - Mahim Division, Mahim (West), Mumbai, PIN - 400 016, 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 04.02.2025 for Bank Loan Purpose.
1	Date of inspection	30.01.2025
3	Name of the owner / owners	<b>Mr. Siddhant Padte</b>
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	<b>Address:</b> Commercial Gala No. 121, 1 <sup>st</sup> Floor, "National Storage Building of the Company known as National Storage Pvt. Ltd.", Plot No. 424-B, T.P.S. - III, Near Johnson And Johnson Building, Senapati Bapat Marg, Village - Mahim Division, Mahim (West), Mumbai, PIN - 400 016, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Siddhant Padte (Owner) Contact No. 9619121259
6	Location, Street, ward no	T.P.S. - III, Near Johnson And Johnson Building Village - Mahim Division,
7	Survey / Plot No. of land	Village - Mahim Division, Plot No - 424-B
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>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 106.75 (Area as per Site measurement) Carpet Area in Sq. Ft. = 105.00 (Area As Per Transfer Deed)</b>  <b>Built Up Area in Sq. Ft. = 126.00 (Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Mahim Division, Pin - PIN - 400 016
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?	Tenant Occupied - Pratham Vighnaharta
	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 MCGM norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Pratham Vighnaharta
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 20,000/- 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	<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 – 1985 (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.
	<b>Remark:</b> As per site inspection, the composition of commercial gala is single unit with loft area and it is used as commercial office.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 04.02.2025 for Commercial Gala No. 121, 1<sup>st</sup> Floor, "**National Storage Building of the Company known as National Storage Pvt. Ltd.**", Plot No. 424-B, T.P.S. - III, Near Johnson And Johnson Building, Senapati Bapat Marg, Village - Mahim Division, Mahim (West), Mumbai, PIN - 400 016, State - Maharashtra, India belongs to **Mr. Siddhant Padte**.

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

1)	Copy of Transfer Deed Dated 05.01.2016 between Mr. Jayesh Anandi Chawda(The Transferor) And Mr. Siddhant Padte(The Transferee) (Registration No. 46/2026 dated 05/01/2016).
2)	Copy of Share Certificate No.7 bearing Nos. 1951 to 2000 having 50 Shares of Rs. 50/- each transferred dated 03/03/2016 in the name of Mr. Siddhant S. Padte issued by The National Storage Private Limited..
3)	Copy of Occupancy Certificate No. EB/2640/A Dated 08.05.1985 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Commencement Certificate No. EB/2640/A Dated 11.10.1983 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at bearing Plot No - 424-B inVillage - Mahim DivisionPIN - 400 016. The property falls in Commercial Zone. It is at a traveling distance 350 M. from mahim Railway Station.

### Building

The building under reference is having 1 basement + Ground + 4 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 Normal. The building is used for Commercial purpose. 1st Floor is having 33 Commercial Gala. The building is having 1 lift.



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**Commercial Gala:**

The Commercial Gala under reference is situated on the 1<sup>st</sup> Floor As per site inspection, the composition of commercial gala is single unit with loft area and it is used as commercial office. This Commercial Gala is Vitrified tiles flooring, MS Rolling Shutter, Powder coated Aluminum sliding windows, Concealed Electrificationetc.

**Valuation as on 4th February 2025**

The Built Up Area of the Commercial Gala	:	126.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1985 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	40 Years
Cost of Construction	:	126.00 Sq. Ft. X ₹ 2,500.00 = ₹ 3,15,000.00
Depreciation $\{(100 - 10) \times (40 / 60)\}$	:	60.00%
Amount of depreciation	:	₹ 1,89,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,98,376/- per Sq. M. i.e. ₹ 18,430/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,57,414/- per Sq. M. i.e. ₹ 14,624/- per Sq. Ft.
Value of property	:	126.00 Sq. Ft. X ₹ 34,000 = ₹42,84,000
Total Value of property as on 4th February 2025	:	₹42,84,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 4th February 2025	:	₹ 42,84,000.00 - ₹ 1,89,000.00 = ₹ 40,95,000.00
Total Value of the property	:	₹ 40,95,000.00
The realizable value of the property	:	₹36,85,500.00
Distress value of the property	:	₹32,76,000.00
Insurable value of the property (126.00 X 2,500.00)	:	₹3,15,000.00
Guideline value of the property (126.00 X 14624.00)	:	₹18,42,624.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Gala No. 121, 1<sup>st</sup> Floor, "National Storage Building of the Company known as National Storage Pvt. Ltd.", Plot No. 424-B, T.P.S. - III, Near Johnson And Johnson Building, Senapati Bapat Marg, Village - Mahim Division, Mahim (West), Mumbai, PIN - 400 016, State - Maharashtra, India for this particular purpose at **₹ 40,95,000.00 (Rupees Forty Lakhs Ninety Five Thousands Only)** as on 4th February 2025

**NOTES**

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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 **4th February 2025** is **₹ 40,95,000.00 (Rupees Forty Lakhs Ninety Five 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.



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**PART III- VALUATION**

I, hereby declare that

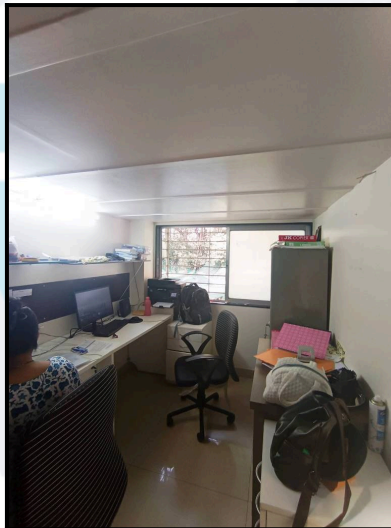
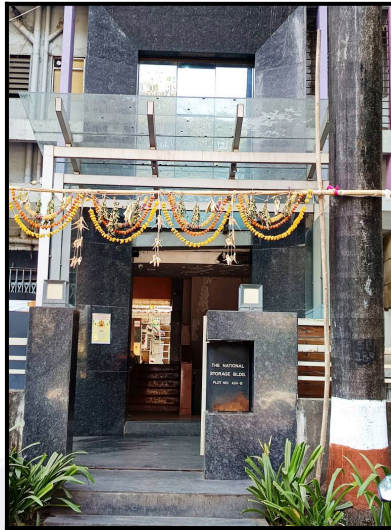
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

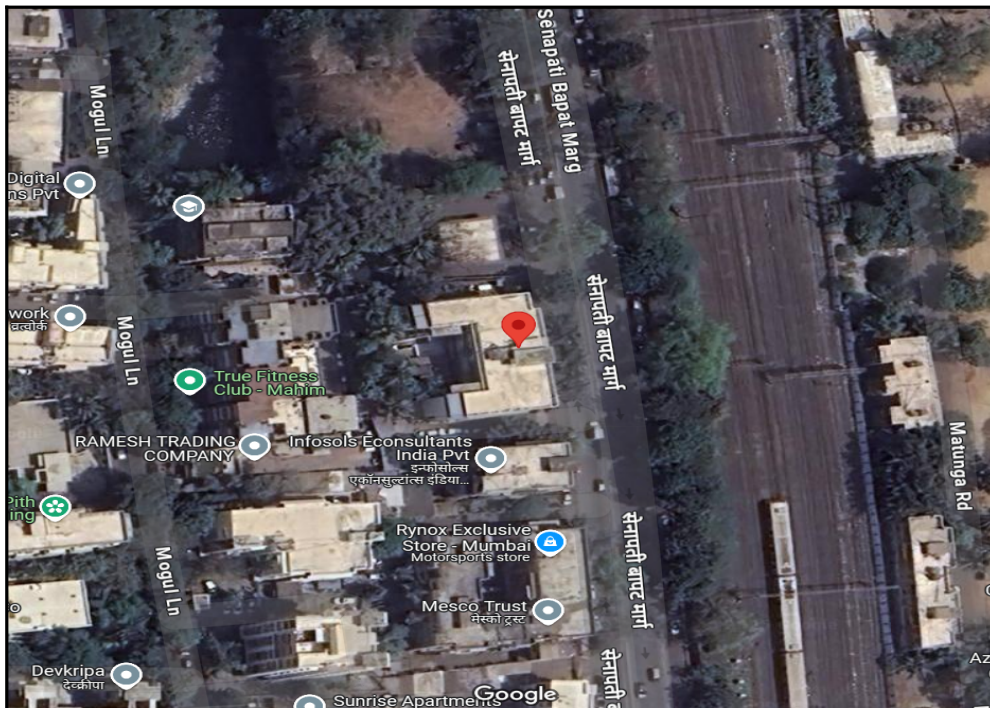
Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Gala Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 1985 (As per occupancy certificate)				
4	Estimated future life	: 20 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, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles 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 Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/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

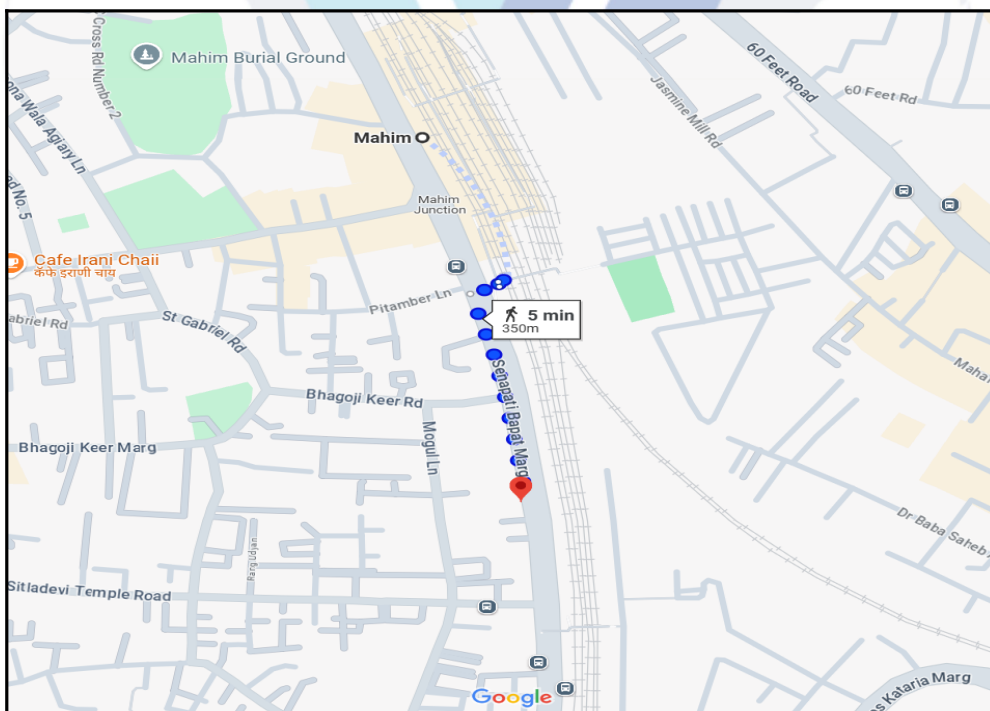
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°2'10.9"N 72°50'51.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (mahim - 350 M.).

## Ready Reckoner Rate

DIVISION / VILLAGE : MAHIM 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 <span style="color: blue; text-decoration: underline;">Mumbai</span>					
Land Mark	Terrain: The Portion between Sitladevi Temple Road to the South, Western Railway Line to the East, Mahim Bay to the North and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/119	95970	215620	247970	269530	215620
TPS III, MAHIM, FP No. 374, 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, <span style="background-color: orange;">424</span> , 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, 499, 500, 501, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 523, 524, 525, 526, 527, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546,						
<span style="background-color: #2c5e8c; color: white; padding: 2px 5px;">⇌ Compare With Previous Year</span>						

Stamp Duty Ready Reckoner Market Value Rate for Gala	247970			
Gala Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,47,970.00</b>	<b>Sq. Mtr.</b>	<b>23,037.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	95970			
The difference between land rate and building rate(A-B=C)	152,000.00			
Percentage after Depreciation as per table(D)	40%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,57,414.00</b>	<b>Sq. Mtr.</b>	<b>14,624.00</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	Commercial		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	191.67	230.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹41,738.00	₹34,783.00	-

Pay Rent Post Your Property New Aditi Divekar Menu

**Office Space In Mahim West, M...**  
Bhagoji Keer Marg, near Paradise cinema

**₹ 80 Lacs**  
34,783 / Sq.Ft

**₹ 60,074/Month**  
Estimated EMI

**230 Sq.Ft**  
Built Up Area

**Apply Loan**

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

Photos
Location

Shortlist

<b>Office Space</b> Property Type	<b>Reserved</b> Parking (1 Slot)
<b>Freehold</b> Ownership Type	<b>1</b> Of Total 2 Floors
<b>Fully Furnished</b> Furnishing	<b>More Than 10 Year</b> Age of Property
<b>Jan 23, 2025</b> Posted On	<b>Immediately</b> Available From

**Get Owner Details**

Report what was not correct in this property

Nearby: Big Bazaar INOX Nakshatra Mall Plaza Cinema Lucky Restaurant Matunga Railway Station

### NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

### Activity On This Property

10 Unique Views

1 Shortlists

1 Contacted

Powered By: NBEstimate

### Amenities

Power Backup  Lift

Chat

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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ 120 MH2010 PTC201789

## Price Indicators

Property	Commercial		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	216.67	260.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹41,538.00	₹34,615.00	-

**NOBROKER**

Pay Rent
Post Your Property
New

Aditi Divekar ▾

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☰ Menu

Commercial Buy

**Office Space In 2vq6+7hq, Namdev K...**

Sindhu Apartment, opp to Sion Hospital

₹ 90 Lacs

34,615 / Sq.Ft

₹ 67,584/Month

Estimated EMI ▾

260 Sq.Ft

Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Sion / Office space for Sale in Sion / Proper...

📷 Photos
📍 Location

Shortlist

**Office Space**

Property Type

**Reserved**

Parking (10 Slots)

**Freehold**

Ownership Type

**Ground Floor**

Of Total 5 Floors

**Semi Furnished**

Furnishing

**More Than 10 Year**

Age of Property

**Dec 14, 2024**

Posted On

**Immediately**

Available From

Get Owner Details
🗓️

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

NoBroker Services

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

🔍 7

Unique Views

♥ 0

Shortlists

🗨️ 0

Contacted

Powered By: NBEstimate

Amenities

🔌 Power Backup
🛗 Lift

Similar Properties

There are no Similar Properties

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Since 1989

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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer

## Sale Instances

Property	Commercial		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	200.00	240.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹39,000.00	₹32,500.00	-

10435509  
04-07-2024

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

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5  
दस्त क्रमांक : 10435/2024  
नोंदणी :  
Regn:63m

**गावाचे नाव : माहिम**

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	7800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4607282.6
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: गाला क्रं 109 व 110, माळा नं: 1 ला मजला, इमारतीचे नाव: नॅशनल स्टोरेज बिल्डिंग, ब्लॉक नं: ., रोड : सेनापती बापट मार्ग,माहिम पश्चिम मुंबई 400016, इतर माहिती: दस्तात नमूद केल्याप्रमाणे(( Final Plot Number : 424 ; ))
(5) क्षेत्रफळ	18.58 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजन अनंत चव्हाण वय:-58 पत्ता:-प्लॉट नं: रूम न. 8, माळा नं: ., इमारतीचे नाव: परेरा हाऊस, ब्लॉक नं: ., रोड नं: एस टी रोड माहिम सारस्वत बँक जवळ मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AATPC9498B 2): नाव:-संगिता राजन चव्हाण वय:-51 पत्ता:-प्लॉट नं: रूम न.8, माळा नं: ., इमारतीचे नाव: परेरा हाऊस, ब्लॉक नं: ., रोड नं: एस टी रोड माहिम सारस्वत बँक जवळ मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AFOPC2041N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरक्कीआर प्रेझेन्टस इव्हेंट सर्व्हिसेस प्रा लि तर्फे डायरेक्टर राजन बालन वातियात वय:-51; पत्ता:-प्लॉट नं: ऑफिस 107, माळा नं: 1 ला मजला, इमारतीचे नाव: नॅशनल स्टोरेज बिल्डिंग, ब्लॉक नं: ., रोड नं: सेनापती बापट मार्ग माहिम पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAFRCR2361F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10435/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	468000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th February 2025**

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.



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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 **₹ 40,95,000.00 (Rupees Forty Lakhs Ninety Five Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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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