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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: **Supreme Hospitality Services Private Limited**

“Hotel Supreme Comforts” having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor, Jem Complex, Near Cigarette Factory, Sahar Road, Chakala, Andheri (East), Mumbai – 400 099, Maharashtra, Country – India

Latitude Longitude - 19°06'26.0"N 72°51'34.5"E

Intended User:

Cosmos Bank
Sector 17 Branch, Vashi

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai - 400705, 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

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Valuation Report: CB / Sector 17 Branch, Vashi / Supreme Hospitality Services Private Limited Page 2 of 25

Vastu/Mumbai/03/2025/14770/2310985
12/04-182-VSMU
Date: 10.03.2025

VALUATION OPINION REPORT

The property bearing “Hotel Supreme Comforts” having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor, Jem Complex, Near Cigarette Factory, Sahar Road, Chakala, Andheri (East), Mumbai – 400 099, Maharashtra, Country – India belongs to **Supreme Hospitality Services Private Limited**.

Boundaries of the property.

North : Under construction building
South : Sahar Road
East : Under construction building
West : Sahar Road

Considering various parameters recorded, 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 for ₹ 15,18,50,000.00 (Amount in words **Rupees Fifteen Crores Eighteen Lakh Fifty 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Auth. Sign.



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Regd. Office

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✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



Valuation Report of “Hotel Supreme Comforts” having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor, Jem Complex, Near Cigarette Factory, Sahar Road, Chakala, Andheri (East), Mumbai – 400 099, 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 the Fair Market Value as on 10.02.2025 for Bank loan Purpose												
2	Date of inspection	08.02.2025												
	Name of the owner/ owners	Supreme Hospitality Services Private Limited												
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Private Limited Company												
5	Brief description of the property	“Hotel Supreme Comforts” having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor, Jem Complex, Near Cigarette Factory, Sahar Road, Chakala, Andheri (East), Mumbai – 400 099, Maharashtra, Country – India												
6	Location, street, ward no	Sahar Road, Chakala, “K/E” Ward												
7	Survey/ Plot no. of land	CTS Nos. 222 & 223, Village Chakala												
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential cum commercial area												
9	Classification of locality-high class/ middle class/poor class	Middle Class												
10	Proximity to civic amenities like schools, Hospitals, Offices, 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 Railway, Auto, Buses and Private cars												
	LAND													
12	Area of land supported by documentary proof. Shape, dimension and physical features	<p>Area as per Approved Plan:</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Gross area of plot</td> <td>2,381.30</td> </tr> <tr> <td>Less: Area of reservation in plot</td> <td>246.96</td> </tr> <tr> <td>Less: Area of Road set back</td> <td>136.52</td> </tr> <tr> <td>Less: Area of DP road</td> <td>355.76</td> </tr> <tr> <td>Net plot area</td> <td>1,642.06</td> </tr> </tbody> </table>	Particular	Sq. M.	Gross area of plot	2,381.30	Less: Area of reservation in plot	246.96	Less: Area of Road set back	136.52	Less: Area of DP road	355.76	Net plot area	1,642.06
Particular	Sq. M.													
Gross area of plot	2,381.30													
Less: Area of reservation in plot	246.96													
Less: Area of Road set back	136.52													
Less: Area of DP road	355.76													
Net plot area	1,642.06													
13	Roads, Streets or lanes on which the land is abutting	Sahar Road												
14	If freehold or leasehold land	Freehold												
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	Not applicable												
	(i) Initial premium	Not applicable												
	(ii) Ground rent payable per annum	Not applicable												
	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	Not applicable												

16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	For commercial purpose as per Approved Plan.
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.	No
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
21	Attach a dimensioned site plan	Attached.
	IMPROVEMENT	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Attached
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?	"Hotel Supreme Comforts" having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor occupied by Owner.
	If the property owner occupied, specify portion and extent of area under owner-occupation	"Hotel Supreme Comforts" having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor occupied by Owner.
25	What is the Floor Space Index permissible and Percentage actually utilized?	FSI Consumed – 1.22 as per DCR 1991 FSI Consumed – 1.35 as per DCR 2024 (As per Approved Plan)
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc.	Not applicable
	(ii) Portions in their occupation	Not applicable
	(iii) Monthly or annual rent/ compensation / license fee, etc. paid by each	Not applicable
	(iv) Information not available	Not applicable
27	Are any of the occupants related to, or close to business associates of the owner?	Not applicable
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	Not applicable
29	Give details of the water and electricity charges, if any, to be borne by the owner	Not applicable
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Not applicable
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	2 lifts
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not applicable
33	Who has to bear the cost of electricity charges for	Not applicable

	lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	
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?	Not applicable
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Not applicable
	SALES	
38	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
39	Land rate adopted in this valuation	N. A. as the property under consideration are rooms. / offices in Commercial hotel. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	2024 (As per Occupancy Certificate)
42	What was the method of construction, by contract / By employing Labour directly / both?	Information not available
43	For items of work done on contract, produce copies of agreements	Information not available
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information not available

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Sector 17 Branch, Vashi, to assess fair market value as on **10th March 2025** for "**Hotel Supreme Comforts**" having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor, Jem Complex, Near Cigarette Factory, Sahar Road, Chakala, Andheri (East), Mumbai – 400 099, Maharashtra, Country – India belongs to **Supreme Hospitality Services Private Limited**.

We are in receipt of the following documents:

1.	Copy of Sale Deed dated 14.07.2020 between Rajesh Prataprai Parekh, Manoj Prataprai Parekh, Pinakin N. Chitalia, Trupti Rajesh Parekh, Vilin Pinakin Chitalia, Ronak Pinakin Chitalia (Vendors) & Supreme Hospitality Services Private Limited (Purchasers).
2.	Copy of Occupation cum Building Completion Certificate vide No. CE / 3778 / WS / AK – BCC dated 12.07.2024 issued by MCGM for Basement for parking + Part Ground Floor (Staircase + Lift lobby) & 1 st to 3 rd upper floors.
3.	Copy of Approved Plan as accompaniment of acceptance of OCC / BCC by the Office Letter Under No. vide No. CE / 3778 / WS / AK – BCC dated 12.07.2024 issued by MCGM.

Property:

The property under valuation is “**Hotel Supreme Comforts**” having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor. It is situated near Cigarette Factory, Chakala. It is 1 KM. from Sahar Road Metro Station and 1.2 KM. Chakala (J.B. Nagar) Metro Station.

The hotel is of RCC framed structure is of Basement + Ground + 1st to 3rd upper floors with 2 lifts. The composition of floors in the possession of owner is as under:

Floor	Composition
Basement	Canteen + Parking
First Floor	Reception + 9 Rooms + Kitchen
Second Floor	10 Rooms
Third floor	10 Rooms

As per Agreement the property purchased by owner are as under :

Floor	Office No.	Carpet area (Sq. M.)
Basement	Car parking	100.2
First	101	14.12
First	102	14.13
First	103	13.20
First	104	15.50
First	104A	11.34
First	105	14.86
First	106	13.94
First	107	13.00
First	108	11.70
First	109	17.75
First	109A	17.20
Total (A)		156.74
Second	201	14.12
Second	202	14.13
Second	203	13.20
Second	204	15.50
Second	204A	11.34
Second	205	14.86
Second	206	13.94
Second	207	13.00

Second	208	11.70
Second	209	17.75
Second	209A	17.20
Total (B)		156.74
Third	303	13.20
Third	304	15.10
Third	304A	11.34
Third	307	13.00
Third	308	11.70
Third	309	17.75
Third	309A	17.20
Total		99.29
Additional area as per Approved Plan dated 18.11.2019		57.54
Total (C)		156.83
Grand Total (A+ B + C)		470.31

As per Approved Plan floor wise Built up area statement are as under:

Floor	Built Up Area (Sq. M.)	Staircase (Sq. M.)	Net Area (Sq. M.)	Remark
Ground	240.18	27.87	212.31	Part ground (Staircase + Lift Lobby is in the possession of owner)
1 st	247.81	27.87	219.94	-
2 nd	229.4	27.87	201.53	-
3 rd	229.4	27.87	201.53	-
TOTAL	946.79	111.48	835.31	-
In Sq. Ft.			8,991.00	-

As per Index II Built up area is 564.26 Sq. M. i.e. 6,074.00 Sq. Ft.

As per Approved Plan Net Built up area is 8,991.00 Sq. Ft. and as per Agreement Built up area is 6,074.00 Sq. Ft., We have considered least area as per Agreement for the purpose of valuation.

The structure is finished vitrified tiles, Marble flooring, POP false ceiling, Concealed wiring and plumbing, Wooden flush doors, Aluminum sliding windows etc.

Valuation as on 10th March 2025

The Built up Area of the property	:	6,074.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2025	:	1 Year
Cost of Construction	:	6,074.00 Sq. Ft. X ₹ 2,800.00 = ₹ 1,70,07,200.00
Depreciation $\{(100-10) \times 1 / 60\}$:	N.A. being building's age is less than 5 years.
Amount of depreciation	:	N.A. being building's age is less than 5 years.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,08,180.00 per Sq. M. i.e. ₹ 19,340.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. being building's age is less than 5 years.
Prevailing market rate	:	₹ 25,000.00 per Sq. Ft.
Value of property as on 10.03.2025	:	6,074.00 Sq. Ft. X ₹ 25,000.00 = ₹ 15,18,50,000.00

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 10.03.2025	:	₹ 15,18,50,000.00 - ₹ 0.00 = ₹ 15,18,50,000.00
Total Value of the property	:	₹ 15,18,50,000.00
The realizable value of the property	:	₹ 13,66,65,000.00
Distress value of the property	:	₹ 12,14,80,000.00
Insurable value of the property (6,074.00 X 2,800.00)	:	₹ 1,70,07,200.00
Guideline value of the property (6,074.00 X 19,340.00)	:	₹ 11,74,71,160.00

Remark:

- As per Approved Plan Net Built up area is 8,991.00 Sq. Ft. and as per Agreement Built up area is 6,074.00 Sq. Ft., We have considered least area as per Agreement for the purpose of valuation.
- Basement, Part Ground Floor (Staircase + Lift Lobby), First Floor, Second Floor & Third Floor of hotel is in the possession of client.
- Basement is approved for car parking. The said valuation is inclusive of car parking.

Taking into consideration above said facts, we can evaluate the value of "Hotel Supreme Comforts" having Basement, Part Ground Floor, First Floor, Second Floor & Third Floor, Jem Complex, Near Cigarette Factory, Sahar Road, Chakala, Andheri (East), Mumbai – 400 099, Maharashtra, Country – India for this particular purpose at **₹ 15,18,50,000.00 (Amount in words Rupees Fifteen Crores Eighteen Lakh Fifty Thousand Only)** as on **10th March 2025**.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **10th March 2025** is **₹ 15,18,50,000.00 (Amount in words Rupees Fifteen Crores Eighteen Lakh Fifty Thousand Only)**.
2. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
3. 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.
4. 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- DECLARATION

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	Basement + Ground + 1 st to 3 rd upper floors
2.	Plinth area floor wise as per IS- 1225	As per area statement
3	Year of construction	Year – 2024 (As per Occupancy Certificate)
4	Estimated future life	59 Years Subject to proper, preventive periodic maintenance and structural repairs.
5	Type of construction- load bearing walls/RCC frame/ steel frame	RCC framed structure
6	Type of foundations	R.C.C. slab
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	M.S. gate, Wooden flush doors, Aluminum sliding gate,
10	Flooring	Vitrified & Marble
11	Finishing	Internal walls are finished with Neeru Finish. External walls are finished with sand faced plaster.

12	Roofing and terracing	RCC slabs
13	Special architectural or decorative features, if any	POP false ceiling
14	(i) Internal wiring – surface or conduit	Concealed wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Superior
15	Sanitary installations	As per requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
Class of fittings: Superior colored / superior white/ordinary.		Superior
16	Compound wall Height and length Type of construction	Compound wall of R.C.C. columns with Brick Masonry wall
17	No. of lifts and capacity	2 lifts
18	Underground sump – capacity and type of construction	R.C.C.
19	Over-head tank Location, capacity Type of construction	R.C.C.
20	Pumps- no. and their horse power	Information not available
21	Roads and paving within the compound approximate area and type of paving	Concrete cement finish in open spaces, etc.
22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to local sewer line

Occupancy Certificate

The Kapor Co-operative Bank Ltd., Kapor Wadi. 25021 119104 JAN 03 2009




BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22
OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034
[CE/3778/WS/AK - BCC of 12 July 2024]

Parekh , C.A. to Owner
Complex Sahar Road,Opp Cigrate Factory,CTS NO. 222 & 223 of Village Chakala,Andheri(East),Mumbai.

Applicant,

Development work of **commercial building** comprising of **Basement for parking + part ground floor (staircase + lift lobby) & 1st to 3rd upper floor** on plot bearing CTS No. 222 & 223 of village **CHAKALA** at **Opp Cigrate Factory** is carried out under the supervision of Shri. **TARUN H MOTTA , Licensed Surveyor , Lic. No. M/163/LS , Shri. BHUSHAN NIVI , Structural Engineer, Lic. No. STR/S/112** and Shri. **Anup Chalkaran , Site supervisor, Lic.No. C/66/S-II** and as per completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer **/3778/WS/AK-CFO/1/New** dated **12 March 2024**. The same may be occupied and completion certificates submitted as above are hereby accepted.

Commissioner, K/E Ward
& C. , K/E Ward
, Western Suburb I
K/E Ward
I.W. , K/E Ward
Licensed Surveyor, **TARUN H MOTTA, 3RD FLOOR, NINE SQUARE BUILDING, RAMDAS SUTRALE MARG, OFF. CHANDAVARKAR ORIVALI (WEST), MUMBAI - 400 092.**
Information please




Digitally signed by SHIVKAD KHEISHNA GURAV
Date: 12 Jul 2024 18:57:27
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
K/E Ward

778/WS/AK - BCC Page 1 of 1 On: 12-Jul-2024

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Page 1 of 2



सूची क्र.2

दुपयम निबंधक : सह द.नि. अंश 7

दस्ता क्रमांक : 4907/2020

नोंदणी :

Regn.63m

73


15/07/2020

गावाचे नाव : चकाला

(1) विलेखाचा प्रकार	सेत डोंड
(2) मीटरदस्ता	98300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	98283000
(4) भू-मापन, पोटॅन्सिअल व घरक्रमांक (असल्यास)	<p>1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्कन, इतर माहिती: जेम कॉन्प्लेक्स, न्यू जेम कॉन्प्लेक्स कम्प्लायन्स प्रोग्रामसेस को-ऑप. सो. लि. अंधेरी पूर्व, मुंबई - 400099, चकाला, गोंडफ्रे विलेखाच्या समोर, सिव्हर (क) व्हॉल्यूम ज्वळन सिटीएस नं. 222, 222/1 ते 17 आणि 223 मध्ये चकाला, अफिस नं. 101 ते 104, 104 ए, 105 ते 109, 109ए, पहिले मजला, एकूण क्षेत्र 156.74 चौ.मी. कार्पेट अफिस नं. 201 ते 204, 204ए, 205 ते 209, 209ए, दुसरे मजला, एकूण क्षेत्र 156.74 चौ.मी. कार्पेट, अफिस नं. 303 ते 304, 304ए, 307 ते 309, 309ए, तिसरा मजला, एकूण क्षेत्र 156.74 चौ.मी. कार्पेट, सेक्टर बेसमेंट सी क्षेत्र 100.20 चौ.मी. कार्पेट पार्किंग सार्ठी, एकूण क्षेत्र 564.26 चौ.मी. विलेखा व बेसमेंट ची पार्किंगचे क्षेत्र 120.24 चौ.मी. विलेखा (C.T.S. Number : 222, 222/1 To 17 :)</p> <p>1) 564.26 चौ.मीटर</p>
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध होणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:- राखेश प्रतापराय पारेख वग:-56; पत्ता:- 15/16, -, विलीन मेथन, पायथली, मुंबई, एस क्रॉस लेन, मांडवी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400003 पिन नं:-AAKPP8991P</p> <p>2): नाव:- मंगेश प्रतापराय पारेख वग:-55; पत्ता:- प्लॉट नं: 901, माला नं: -, इमारतीचे नाव: जिल्हा रो. ब्लॉक नं: विलेखाई पॅकिंग, मुंबई, रोड नं: राधाभद्र क्रॉस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400056 पिन नं:-AADPP6461B</p> <p>3): नाव:- विनायक पिन, विनायक वग:-58; पत्ता:- प्लॉट नं: ए-18, माला नं: -, इमारतीचे नाव: नंदभूषण इंडस्ट्रियल इस्टेट, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: महाकाली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400093 पिन नं:-AAFFC5273Q</p> <p>4): नाव:- सुनील राखेश पारेख वग:-53; पत्ता:- प्लॉट नं: 15/16, माला नं: -, इमारतीचे नाव: विलीन मेथन, ब्लॉक नं: पायथली, मुंबई, रोड नं: एस क्रॉस लेन, महाराष्ट्र, मुंबई. पिन कोड:-400003 पिन नं:-AHLPP2502N</p> <p>5): नाव:- विलीन विनायक विनायक वग:-32; पत्ता:- प्लॉट नं: ए-18, माला नं: -, इमारतीचे नाव: नंदभूषण इंडस्ट्रियल इस्टेट, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: महाकाली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400093 पिन नं:-AIDPC3069Q</p> <p>6): नाव:- रोनाक विनायक विनायक वग:-29; पत्ता:- प्लॉट नं: ए-18, माला नं: -, इमारतीचे नाव: नंदभूषण इंडस्ट्रियल इस्टेट, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: महाकाली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400093 पिन नं:-AJMPC5682K</p> <p>1): नाव:- सुधीर होमिटेटीटी सर्विसेस प्रा. ली. चे रंवातक शिवराय रोटी - वग:-74; पत्ता:- -, आर्मेज रेस्टॉरंट रोड वार, मिर्बाबे चेबरे, मुंबई पॅकिंग, मुंबई, जे.एन.रोड, मुंबई डोंड रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पिन नं:-AAIC50716L</p>
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	14/07/2020
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2020
(10) दस्ता नोंदणी केल्याचा दिनांक	4907/2020
(11) अनुक्रमांक, खंड व पृष्ठ	4915000
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	30000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शेर	

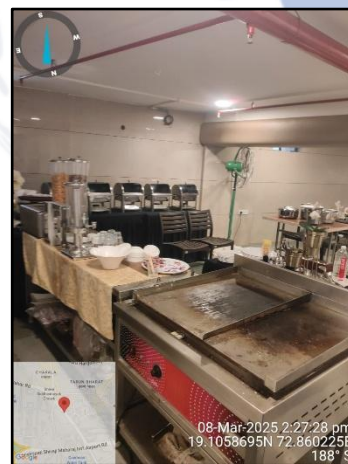
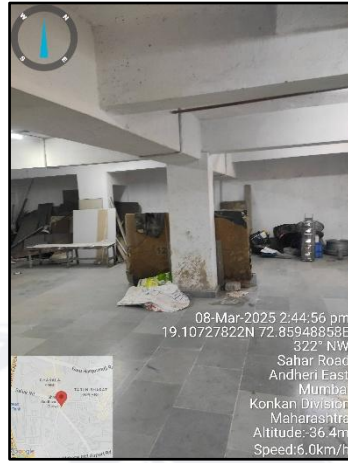
मुदतवकासासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबत सूची क्र. II

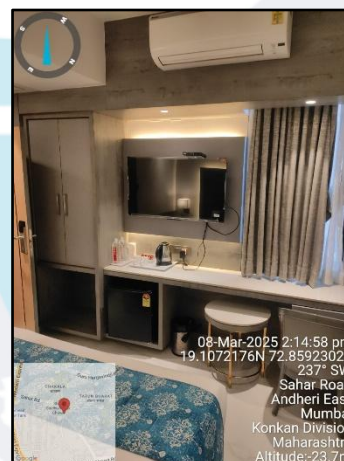
Actual site photographs - Basement



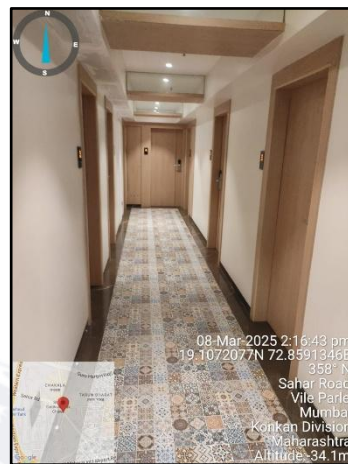
Actual site photographs – First Floor



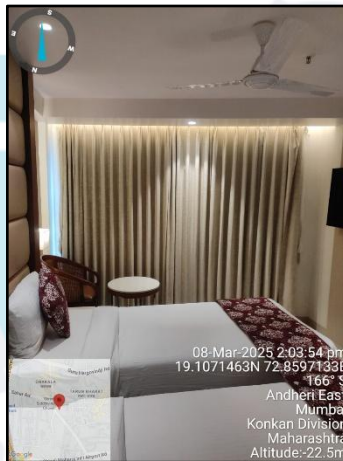
Actual site photographs – Second Floor



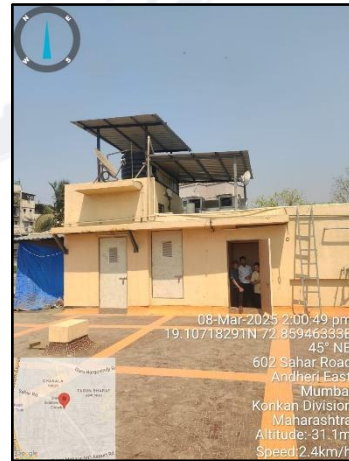
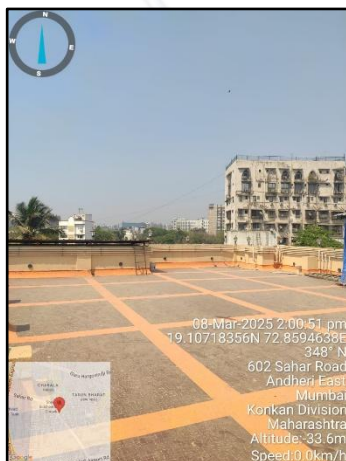
Actual site photographs – Second Floor



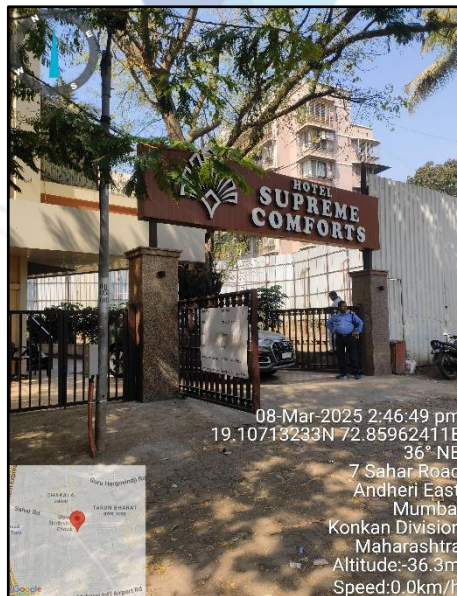
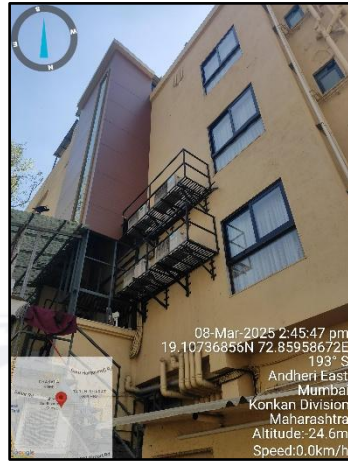
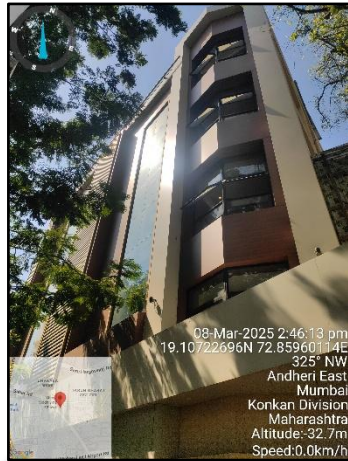
Actual site photographs – Third Floor



Actual site photographs – Terrace

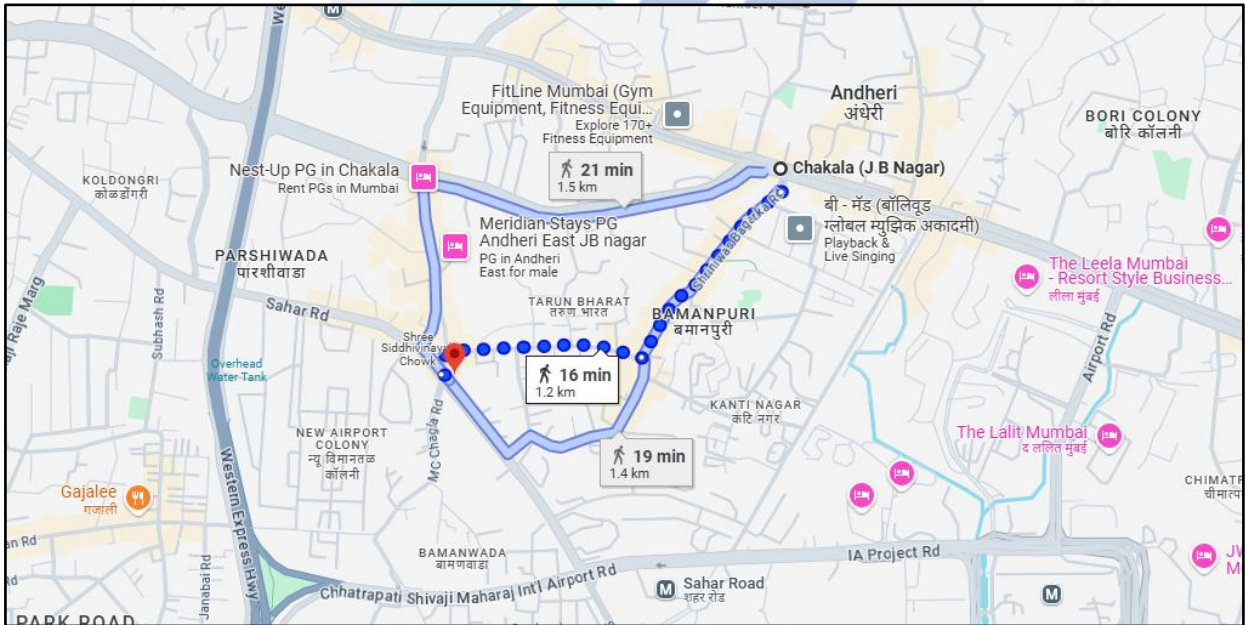
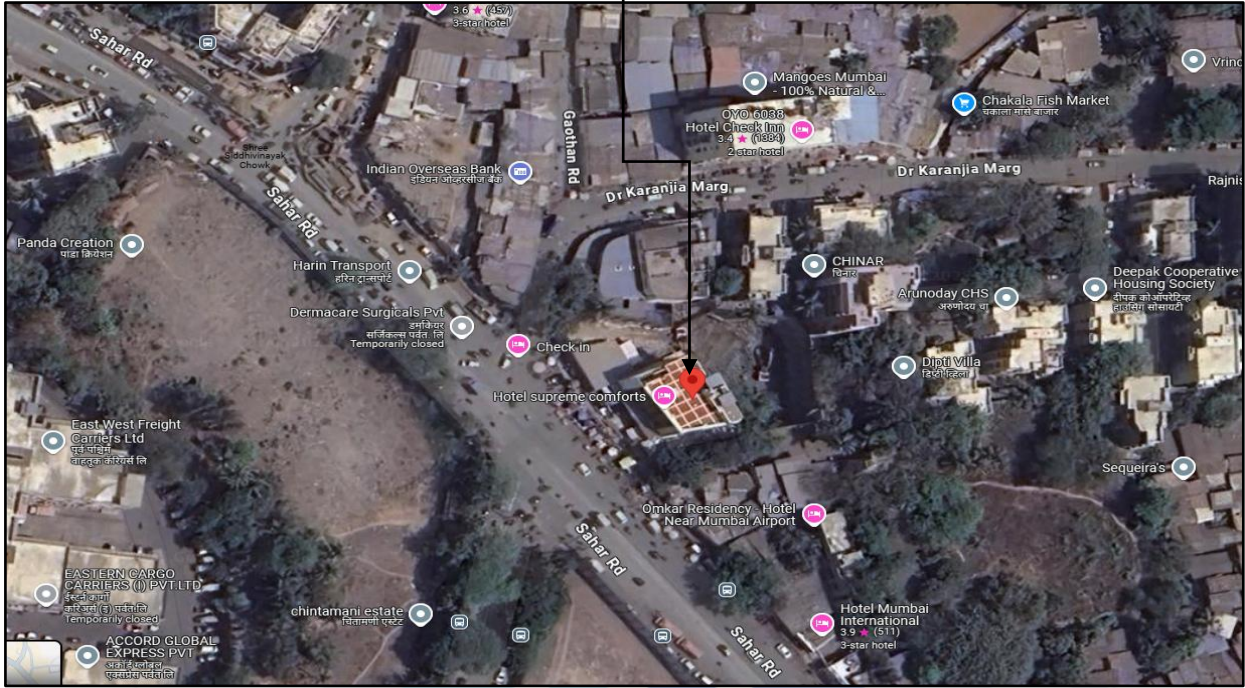


Actual site photographs – External



Route Map of the property

Site u/r



Latitude Longitude - 19°06'26.0"N 72°51'34.5"E

Note: The Blue line shows the route to site from nearest Metro Station (Chakala (J. B. Nagar) – 1.2 KM.)

Ready Reckoner Rate

DIVISION / VILLAGE : CHAKALA 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: Mathuradas Vasanji Marg to the North, Village Boundary to the East and South, Village Boundary, and Chakala Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
35	35/180	98310	172410	208180	254730	183810
<small>104, 105, 106, 108, 109, 110, 111, 112B, 113, 114, 118, 121, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 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, 206/1, 206/2, 206/6, 206/15, 206/19, 206/20, 206/21, 207, 208, 209, 209/1, 209/2, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 221/1, 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, 274/10, 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,</small>						
⇌ Compare With Previous Year						



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Office		
Source	99acres		
	Carpet	Built Up	Saleable
Area	525.00	630.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 31,429.00	₹ 26,190.00	-

99acres

[Commercial Buy](#) |

[Post property](#)

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Andheri > Ready to move Office Space for sale in Chakala

Posted on Feb 21, 2025 | Ready to move

₹ 1.65 Cr

@ 31,429 per sq.ft.

Estimated EMI ₹ 1,31,786

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Ready to move Office Space for sale
in Chakala, Andheri East

[Contact Owner](#) FREE

[Shortlist](#)

[Overview](#) | [Owner Details](#) | [Recommendations](#) | [Articles](#)

Property (0)

Explore Locality Photos/Videos

Photos not shared by advertiser

Request Photos

🛋️ Number of seats
2 seats

🏠 Carpet Area
525 sq.ft. (48.77 sq.m.)

🏢 Area spread over
1 floor (3rd / 7 floors building)

🗺️ Meeting rooms & cabins
1 meeting room and 1 cabin available

🚻 Washrooms
1 shared washroom available

Places nearby

Chakala, Chakala, Andheri East [View All \(50\)](#)

[Holy Family Church](#)

[Omkareshwar Mandir](#)

[Ram Mandir](#)

[Hanuman Mandir](#)

[Hsbc ATM](#)

[Hdfc bank ATM](#)

Transaction Type: **Resale** | Property Ownership: **Freehold** | Property Code: **A80449895**
www.99acres.com/A80449895

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Price Indicators

Property	Office		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	10,115.00	12,138.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 31,636.00	₹ 26,363.00	-

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark 🔍
Post property FREE

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Andheri > Ready to move Office Space for sale in Chakala

₹32 Cr @ 31,636 per sq.ft.
Estimated EMI ₹25,55,853

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Ready to move Office Space for sale
in Chakala, Andheri East

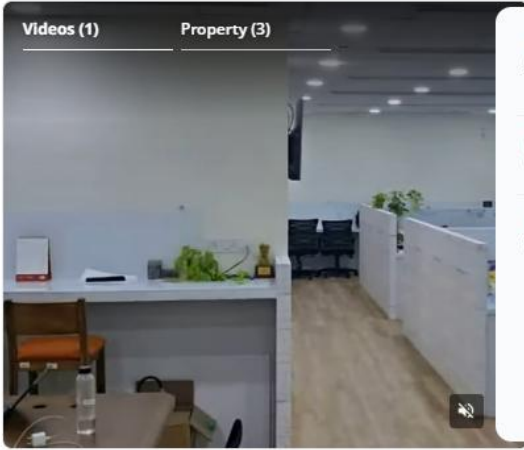
PACIFIC ESTATES
Kishor
FEATURED DEALER | Member Since Nov, 2021

Contact Dealer FREE

Ready to move Property | Posted on Jan 13, 2025

Overview
Dealer Details
Recommendations
Articles

Videos (1) **Property (3)**



- 👤 Number of seats
250 - 300 seats
- 🏠 Area spread over
1 floor (1st / 3 floors building)
- 🏢 Meeting rooms & cabins
8 meeting rooms and 8 cabins available

- 🏠 Carpet Area
10115 sq.ft. (939.71 sq.m.)
- 🚗 Car parking
2 private parking spots in basement
- 🚻 Washrooms
4 washrooms available (2 private, 2 shared)

Places nearby View All (50)

Chakala, Andheri East

📍 Omkareshwar Mandir
📍 Holy Family Church
📍 Ram Mandir
📍 Hanuman Mandir
📍 Datta Mandir
🏦 Hsbc ATM

Why you should consider this property?

Price Indicators

Property	Office		
Source	Nobroker		
Floor	-		
	Carpet	Built Up	Saleable
Area	3,750.00	1,670.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 33,772.00	₹ 28,144.00	-

NOBROKER

Pay Rent
Post Your Property
New

Trupti Parmani

♥
🔔
☰ Menu

Commercial Buy

Office Space In Samarpan Comple...

NEW LINK ROAD CHAKALA, OPP. SOLITAIRE CO...

₹ 4.7 Crores

28,144 / Sq.Ft

₹ 3.53 Lacs/Month

Estimated EMI

1,670 Sq.Ft

Built Up Area

Apply Loan

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

📷 Photos
📍 Location

📷 Photos
📍 Location
♥ Shortlist

Office Space

Property Type

Reserved

Parking (3 Slots)

Freehold

Ownership Type

6

Of Total 7 Floors

Fully Furnished

Furnishing

More Than 10 Year

Age of Property

Nov 8, 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

🔍 0

Unique Views

♥ 0

Shortlists

📞 0

Contacted

Powered By: NBEstimate

Description

COMMERCIAL PROPERTY ON SALE AT Office : 605 & 606 SAMARPAN COMPLEX, Chakala, Andheri East
BUILT UP : 1670 SQ.FT. (605 & 606)

6.2

7.5

Powered By: Smart Recommendation

Similar Properties

Office Space in Pramukh...

Cardinal Gracious Road, chakala

Within 5 km

Price	Area
₹5 Crores	1500 sqft

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th March 2025**.

The term **Fair Market 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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 ₹ 15,18,50,000.00 (Amount in words Rupees Fifteen Crores Eighteen Lakh Fifty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.