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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Yogesh J. Lakhani**

Commercial Shop No. 42, Ground Floor, "**Thakkar Shopping Mall**", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - Kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India.

Latitude Longitude : 19°13'39.7"N 72°51'19.2"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 42, Ground Floor, "Thakkar Shopping Mall", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - Kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India belongs to **Yogesh J. Lakhani**.

Boundaries of the property

North	: Sai Shopping Center
South	: Lalji Shopping Center
East	: S.V. Road
West	: Open Plot

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 **₹ 67,53,650.00 (Rupees Sixty Seven Lakhs Fifty Three Thousands Six Hundred And Fifty 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.



Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No.
Cosmos Bank Empanelment No.:


Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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Commercial Shop No. 42, Ground Floor, "Thakkar Shopping Mall", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - Kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, 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 17.02.2025 for Bank Loan Purpose.
1	Date of inspection	06.09.2024
3	Name of the owner / owners	Yogesh J. Lakhani
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 Shop No. 42, Ground Floor, "Thakkar Shopping Mall", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - Kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India. Contact Person : Mr. Deepak Jain (Tenant) Contact No. 9833070410
6	Location, Street, ward no	Municipality Ward No - R/4432(1), R/4432(2) & R/4432(3), T.P.S. - III, S. V. Road Village - Kanheri, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 93, 93/1 to 19 of Village - Kanheri, Plot No - 100 (Final)
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. = 100.72 (Area as per Site measurement) Carpet Area in Sq. Ft. = 104.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 124.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kanheri, Taluka - Borivali, District - Mumbai Suburban, Pin - Mumbai - 400 092
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Deepak Jain, Since last 3 Years, Contact No. 9833070410
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Deepak Jain, Since last 3 Years, Contact No. 9833070410
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 25,000/- 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	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 – 2002 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 17.02.2025 for Commercial Shop No. 42, Ground Floor, "**Thakkar Shopping Mall**", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - Kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India belongs to **Yogesh J. Lakhani**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.06344/2006 Dated 10.08.2006 between Shalini Sangeeta Developers Pvt. Ltd.(The Promoter) And Yogesh J. Lakhani(The Purchaser).
2)	Copy of Commencement Certificate No.CHE/7836/BP(WS)/AR Dated 17.05.1997 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Occupancy Certificate No.CHE/7836/BP(WS)/AR Dated 15.02.2002 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Maintenance Bill Dated 30.06.2024in the name of Yogesh Lakhani issued by Thakkar Shopping Mall.

Location

The said building is located at bearing Plot No - 100 (Final) inMunicipality Ward No - R/4432(1), R/4432(2) & R/4432(3), Village - Kanheri, Taluka - Borivali, District - Mumbai Suburban, Mumbai - 400 092. The property falls in Commercial Zone. It is at a traveling distance 190 m from Borivali Railway Station.

Building

The building under reference is having 1 basement + Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 43 Commercial Shop. The building is having 2 lifts.



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Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The Composition of Commercial Shop is a single unit used as saree shop. This Commercial Shop is Vitrified tiles flooring, Ms. Rolling shutter with full height glazed glass door to main entrance, Glass Facade Windows, Concealed Electrical Wiring etc.

Valuation as on 17th February 2025

The Carpet Area of the Commercial Shop	:	104.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2002 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	23 Years
Cost of Construction	:	124.80 Sq. Ft. X ₹ 2,800.00 = ₹ 3,49,440.00
Depreciation $\{(100 - 10) \times (23 / 60)\}$:	34.50%
Amount of depreciation	:	₹ 1,20,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,93,300/- per Sq. M. i.e. ₹ 17,958/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,62,896/- per Sq. M. i.e. ₹ 15,134/- per Sq. Ft.
Value of property	:	104.00 Sq. Ft. X ₹ 66,100 = ₹68,74,400
Total Value of property as on 17th February 2025	:	₹68,74,400.00

(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 17th February 2025	:	₹ 68,74,400.00 - ₹ 1,20,750.00 = ₹ 67,53,650.00
Total Value of the property	:	₹ 67,53,650.00
The realizable value of the property	:	₹60,78,285.00
Distress value of the property	:	₹54,02,920.00
Insurable value of the property (124.80 X 2,800.00)	:	₹3,49,440.00
Guideline value of the property (124.80 X 15134.00)	:	₹18,88,723.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 42, Ground Floor, "Thakkar Shopping Mall", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - Kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India for this particular purpose at **₹ 67,53,650.00 (Rupees Sixty Seven Lakhs Fifty Three Thousands Six Hundred And Fifty Only)** as on 17th February 2025

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1. I, with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **17th February 2025** is **₹ 67,53,650.00 (Rupees Sixty Seven Lakhs Fifty Three Thousands Six Hundred And Fifty 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

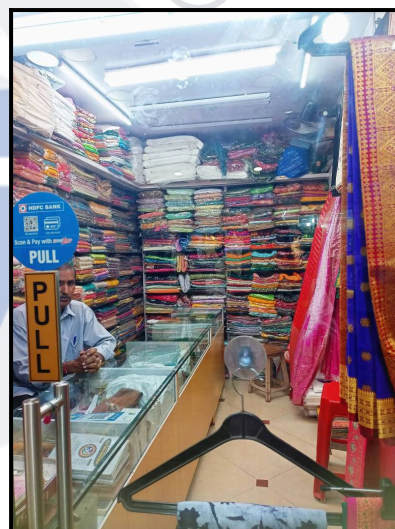
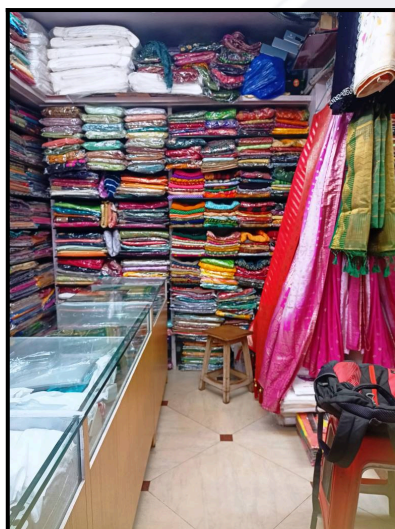
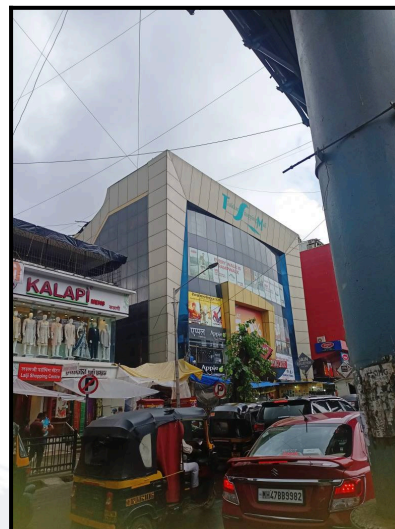
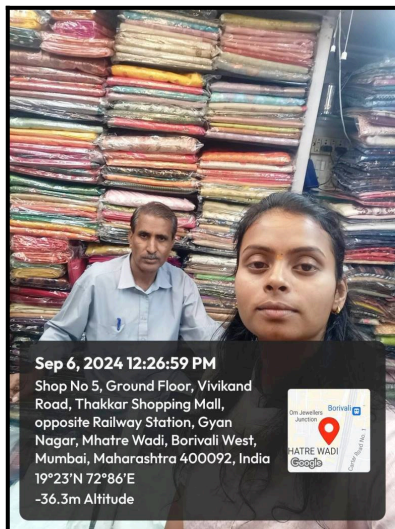
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2002 (As per occupancy certificate)				
4	Estimated future life	: 37 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 with full height glazed glass door to main entrance, Glass Facade Windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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 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.	:	
17	Compound wall Height and length Type of construction	:	
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



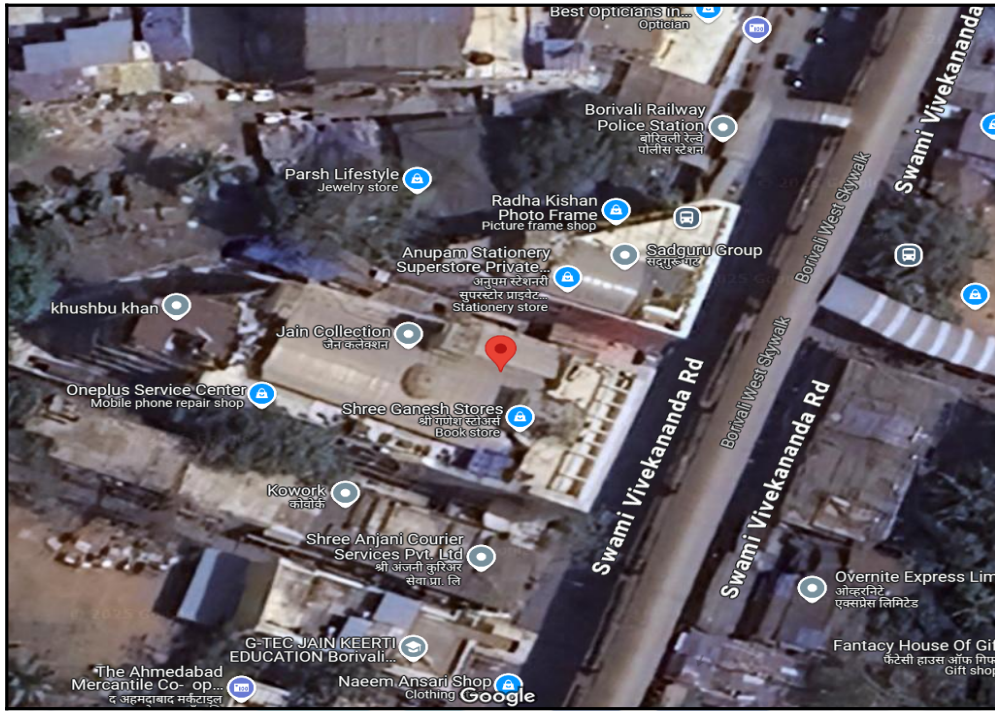
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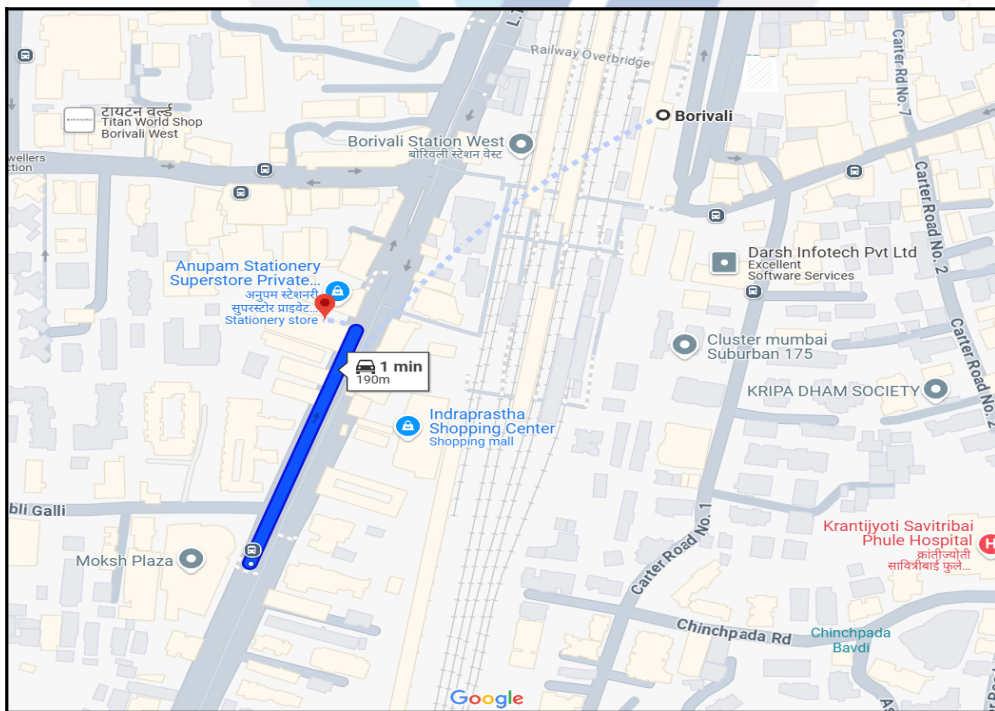
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Route Map of the property



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



Longitude Latitude: 19°13'39.7"N 72°51'19.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Borivali - 190 m).



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Ready Reckoner Rate

DIVISION / VILLAGE : KANHERI 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	Road: Swami Vivekanand Road (S.V. Road).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
85	85/379	6110	114410	145800	193300	114410
<small>CTS No. 92, 93, 94, 95, 96, 97, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 157, 159, 160</small>						
<small>FP No. 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B, 21, 24, 26, 28, 30, 31, 61, 62, 63, 64, 66, 67, 98, 99, 100, 101, 774</small>						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	193300			
Shop Located on Ground Floor	193300			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,93,300.00	Sq. Mtr.	17,958.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	61110			
The difference between land rate and building rate(A-B=C)	132,190.00			
Percentage after Depreciation as per table(D)	23%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,62,896.00	Sq. Mtr.	15,134.00	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


Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	159.72	191.67	230.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹78,262.00	₹65,216.00	₹54,348.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property Post

₹1.25 Cr ₹54348/sqft EMI - ₹56k | [Get pre-approved loan](#)



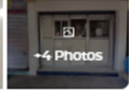
Commercial Shop For Sale in [Borivali West, Mumbai](#)



📍 Ground Floor | 🏠 Semi-Furnished

Super Area
230 sqft ~
₹54,348/sqft

Floor
Ground(Out of 2
Floors)

+4 Photos

Contact Owner

Sheela Dialani -91-77XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price ₹1.25 Cr

Address Borivali West, Mumbai - Western Mumbai, Maharashtra

Transaction Type Resale

Construction Status Ready to Move

[Contact Owner](#)

Home Loan Offers New

Loan req. - ₹ 50L


Credit Score - 820

Ongoing EMI. - ₹ 10K

Monthly Income - ₹ 1L

Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	150.00	180.00	216.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹73,333.00	₹61,111.00	₹50,926.00




magicbricks
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Login ▾ Post Property FREE

Posted on: Feb 13, 25 Property ID:

₹1.10 Cr ₹62857/sqft **EMI - ₹50k** | [Get pre-approved loan](#)

Commercial Shop For Sale in **Borivali West, Mumbai**



Ground Floor | **Overlooking Main Road** | **Unfurnished**

Super Area	Carpet Area	Floor
175 sqft ~ ₹62,857/sqft	150 sqft ~ ₹73,333/sqft	Ground(Out of 8 Floors)
Property Age	Units On Floor	Suitable For
5 to 10 years	4	Meat Shop, Clinic, Stationary Shop, Mobile Shop, Chemist Shop, Salon/Spa

Maintenance Charges
5,000 Monthly

Main Road Facing Property Currently Leased Out

Contact Owner

Manisha Shastry -91-97XXXX

Get Phone No.

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price	₹1.1 Cr
Booking Amount	₹50,000
Facilities	Security

Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	175.00	210.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹62,857.00	₹52,381.00	-

NOBROKER

[Pay Rent](#)
[Post Your Property](#)
New N
Trupti Parmani
♥
🔔
☰ Menu

Shop In Borivali West, Mumbai For ...
Sardar Vallabhbai Patel Rd, Gokul Vegetarian ...

₹ 1.1 Crores
52,381 / Sq.Ft

₹ 82,603/Month
Estimated EMI

210 Sq.Ft
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Borivali west / Shops for Sale in Borivali west / Prope...

📷 Photos
📍 Location

❤ Shortlist

<p>Shop <small>Property Type</small></p>	<p>None <small>Parking</small></p>
<p>Freehold <small>Ownership Type</small></p>	<p>Ground Floor <small>Of Total 3 Floors</small></p>
<p>Unfurnished <small>Furnishing</small></p>	<p>More Than 10 Year <small>Age of Property</small></p>
<p>Feb 11, 2025 <small>Posted On</small></p>	<p>Immediately <small>Available From</small></p>

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

👤 28

Unique Views

♥ 0

Shortlists

📞 0

Contacted

Powered By : NBEstimate

Amenities

<p>Power Backup Need To Arrange</p> <p>Washroom(s) No Washroom</p> <p>Security</p>	<p>Lift None</p> <p>Water Storage Facility NA</p>
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Similar Properties

Shop in Patel Shopping ...
Chandevkar Road, Patel Shoppi...
Within 5 km

Price: ₹1.15 Crores Area: 226 sqft

Shop in Borivali West, M...

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th 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.

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 **₹ 67,53,650.00 (Rupees Sixty Seven Lakhs Fifty Three Thousands Six Hundred And Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No.
Cosmos Bank Empanelment No.:



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