

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Nilesh Krishna Bandivdekar**

Commercial Shop No. 1, Ground Floor, Wing - B, "**Shyam Sagar Apartment**", Shamsagar SRA Co-Op. Hsg. Soc. Ltd., Sitaram Jadhav Marg, New/Current Survey No. 2/158, Village - Lower Parel Division, Municipality Ward No. G/South, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India.

Latitude Longitude : 18°59'44.9"N 72°49'43.4"E

Intended User:

Cosmos Bank
Lower Parel Branch

Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai 400013



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 1, Ground Floor, Wing - B, "**Shyam Sagar Apartment**", Shamsagar SRA Co-Op. Hsg. Soc. Ltd., Sitaram Jadhav Marg, New/Current Survey No. 2/158, Village - Lower Parel Division, Municipality Ward No. G/South, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India belongs to **Mr. Nilesh Krishna Bandivdekar**.

Boundaries of the property

North	: Bhakti Sagar Apartment
South	: Shyamsunder Building
East	: Internal Road
West	: Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,07,89,200.00 (Rupees One Crore Seven Lakh Eighty Nine Thousands Two Hundred 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/67/ 2019-20

Encl.: Valuation report



Commercial Shop No. 1, Ground Floor, Wing - B, "Shyam Sagar Apartment", Shamsagar SRA Co-Op. Hsg. Soc. Ltd., Sitaram Jadhav Marg, New/Current Survey No. 2/158, Village - Lower Parel Division, Municipality Ward No. G/South, District - Mumbai, Lower Parel, PIN Code - 400 013, 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 06.09.2024 for Housing Loan Purpose.
1	Date of inspection	04.09.2024
3	Name of the owner / owners	Mr. Nilesh Krishna Bandivdekar
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. 1, Ground Floor, Wing - B, "Shyam Sagar Apartment", Shamsagar SRA Co-Op. Hsg. Soc. Ltd., Sitaram Jadhav Marg, New/Current Survey No. 2/158, Village - Lower Parel Division, Municipality Ward No. G/South, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India. Contact Person : Mr. Nilesh Krishna Bandivdekar (Owner) Contact No. 7700038411
6	Location, Street, ward no	Municipality Ward No - G/South, Village - Lower Parel Division, District - Mumbai
7	Survey / Plot No. of land	Village - Lower Parel Division New Survey No - 2/158
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. = 179.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 180.00 (Area As Per Deed Of Gift) Built Up Area in Sq. Ft. = 216.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel Division, District - Mumbai, Pin - PIN Code - 400 013
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?	Owner Occupied - Mr. Nilesh Krishna Bandivdekar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - Mr. Nilesh Krishna Bandivdekar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	36,700.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 1999 (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, Lower Parel Branch Branch to assess Fair Market Value as on 06.09.2024 for Commercial Shop No. 1, Ground Floor, Wing - B, "**Shyam Sagar Apartment**", Shamsagar SRA Co-Op. Hsg. Soc. Ltd., Sitaram Jadhav Marg, New/Current Survey No. 2/158, Village - Lower Parel Division, Municipality Ward No. G/South, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India belongs to **Mr. Nilesh Krishna Bandivdekar**.

We are in receipt of the following documents:

1)	Copy of Deed Of Gift Dated 13.12.2016 between Mr. Krishna Vasudeo Bandivdekar(The Donor) And Mr. Nilesh Krishna Bandivdekar(The donee).
2)	Copy of Agreement No.N.A. between Shri. Kanji R. Barot(The Owner) And Shri. Krishna Vasudev Bandivedekar(The The Tenant)For the Year - 1994.
3)	Copy of Affidavit Dated 01.02.1999.
4)	Copy of Commencement Certificate No.MC / 73 / SRD / GS / Building B Dated 06.04.1996 issued by BRIHANMUMBAI MAHANAGARPALIKA.
5)	Copy of Occupancy Certificate No.MC / 73 / SRD / GS / Building B Dated 16.07.1999 issued by Slum Rehabilitation Authority (SRA).
6)	Copy of Share Certificate No.056 Dated 01.05.2010 issued by Shamsagar SRA Co-Op. Hsg. Soc. Ltd..
7)	Copy of Letter Of Possession Dated 12.05.1998.
8)	Copy of Allotment Letter (1 page) Dated 01.05.1998 between Nav Shakti Combine(The Developers) And Mr. Nilesh K. Bandivdekar(The purchaser).

Location



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The said building is located at Municipality Ward No - G/South, Village - Lower Parel Division District - Mumbai, PIN Code - 400 013. The property falls in Commercial Zone. It is at a traveling distance 180 M from Lower Parel Railway Station.

Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 1 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor This Commercial Shop is Wooden Flooring, MS Rolling Shutter, N.A., Open plumbing with C.P. fittings. Casing Capping wiring etc.

Valuation as on 6th September 2024

The Carpet Area of the Commercial Shop	:	180.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1999 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	25 Years
Cost of Construction	:	216.00 Sq. Ft. X ₹ 2,800.00 = ₹ 6,04,800.00
Depreciation $\{(100 - 10) \times (25 / 60)\}$:	37.50%
Amount of depreciation	:	₹ 2,26,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,54,290/- per Sq. M. i.e. ₹ 32,915/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,95,483/- per Sq. M. i.e. ₹ 27,451/- per Sq. Ft.
Value of property as on 6th September 2024	:	180.00 Sq. Ft. X ₹ 61,200 = ₹ 1,10,16,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 6th September 2024	:	₹ 1,10,16,000.00 - ₹ 2,26,800.00 = ₹ 1,07,89,200.00
Total Value of the property	:	₹ ₹ 1,07,89,200.00
The realizable value of the property	:	₹ 97,10,280.00
Distress value of the property	:	₹ 86,31,360.00
Insurable value of the property (216.00 X 2,800.00)	:	₹ 6,04,800.00
Guideline value of the property (216.00 X 27451.00)	:	₹ 59,29,416.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 1, Ground Floor, Wing - B, "Shyam Sagar Apartment", Shamsagar SRA Co-Op. Hsg. Soc. Ltd., Sitaram Jadhav Marg, New/Current Survey No. 2/158, Village - Lower Parel Division, Municipality Ward No. G/South, District - Mumbai, Lower Parel, PIN Code -

400 013, State - Maharashtra, India for this particular purpose at ₹ 1,07,89,200.00 (Rupees One Crore Seven Lakh Eighty Nine Thousands Two Hundred Only) as on 6th September 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **6th September 2024** is ₹ 1,07,89,200.00 (Rupees One Crore Seven Lakh Eighty Nine Thousands Two Hundred Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details

Main Building

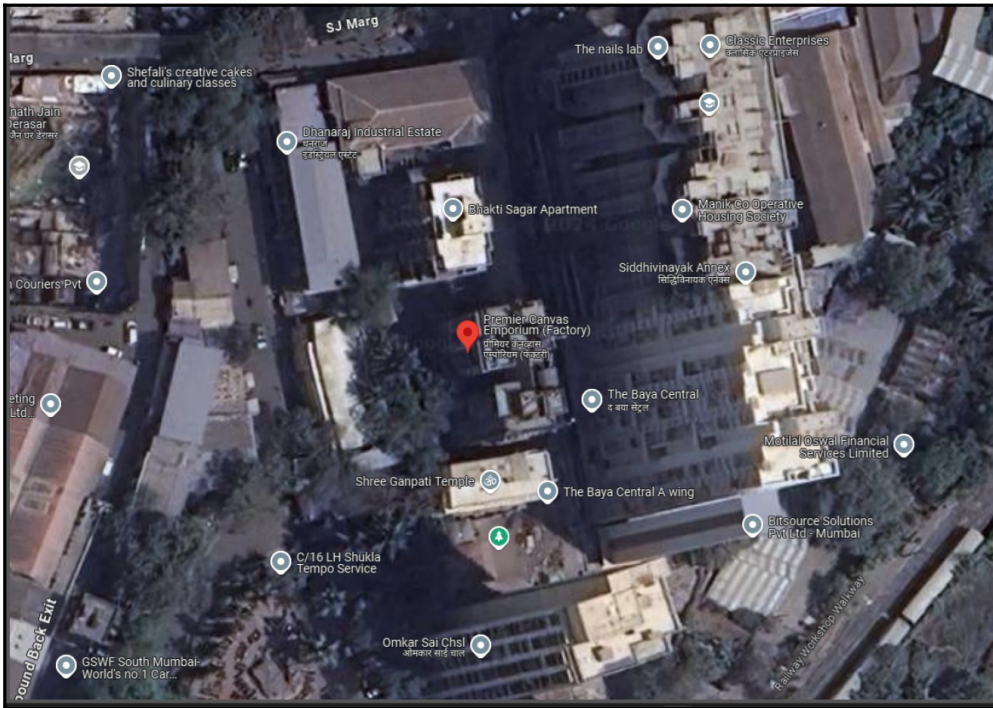
1	No. of floors and height of each floor	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on Ground Floor
3	Year of construction	:	1999 (As per occupancy certificate)
4	Estimated future life	:	35 Years Subject to proper, 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.

Technical details		Main Building								
9	Doors and Windows	: MS Rolling Shutter, N.A., .								
10	Flooring	: Wooden 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.	: Open plumbing with C.P. fittings. Casing Capping wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/ Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary								
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 1Lift								
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System								
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System								
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								

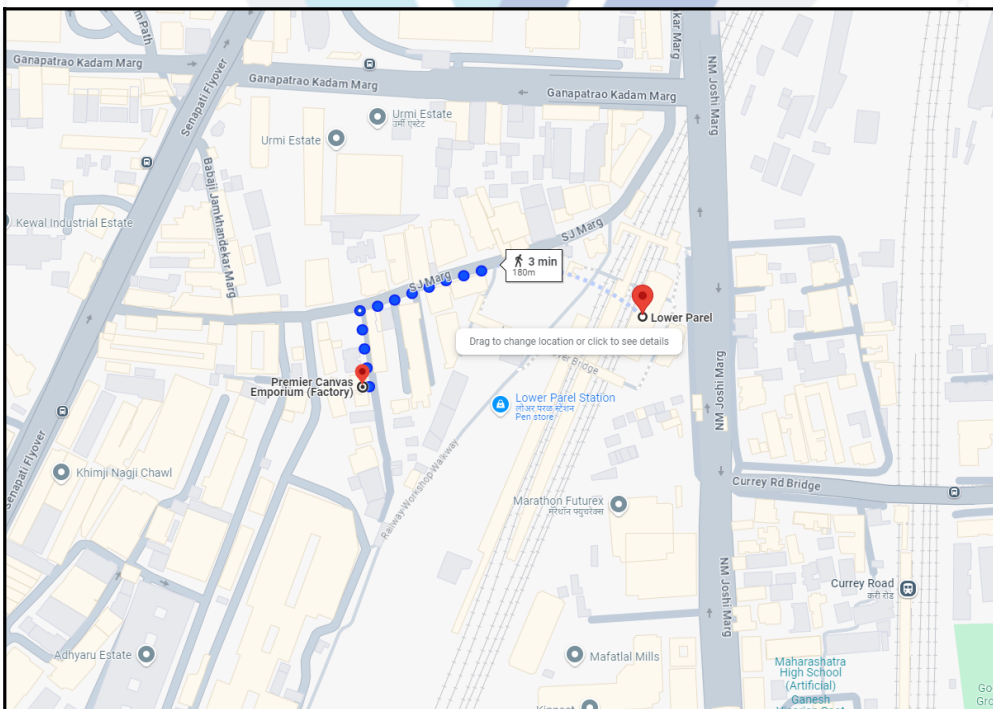
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 18°59'44.9"N 72°49'43.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Lower Parel - 180 M).



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Ready Reckoner Rate

DIVISION / VILLAGE : LOWER PAREL 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: Ganpatrao Kadam Marg to the North, Western Railway Line to the South-East, Dr. E. Moses Road to the West the Triangular Portion of Area.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/91E	119060	283440	325950	354290	283440
CS No. 1A/136, 1A/163, 1A/66, 1B/136, 1B/258, 1C/136, 1D/136, 1E/136, 1/107, 1/129, 1/131, 1/132, 1/136, 1/142pt, 1/145, 1/146, 1/147, 1/149, 1/156, 1/157, 1/158, 1/160, 1/161, 1/162, 1/163, 1/165, 1/206, 1/224, 1/225, 1/252, 1/258, 1/260, 1/261, 1/284, 1/300, 1/301, 1/65, 1/66, 1/71, 2/115, 2/136, 2/142, 2/150, 2/158, 2/160, 2/163, 2/164, 2/219, 2/225, 2/300, 2/301, 2/65, 2/69, 2/71, 2A/116, 2A/136, 2A/158, 2A/160, 3/115, 3/136, 3/150, 3/158, 3/160, 3/225, 3/301, 3/65, 3/69, 3/71, 3A/136, 4/136, 4/142, 4/160, 4/301, 4/71, 5/160, 5/301, 5/71, 6/160, 6/301, 6/71, 7/160, 7/301, 8/301, 9/301, 10/301, 11/301, 11/301, 65, 66, 68, 70, 71pt, 106, 107, 109pt, 110, 110/1, 112, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 142, 143, 144, 145, 146, 147, 149, 150, 151, 152, 153, 154, 155, 156, 156/3, 158, 159, 160, 161, 162, 163, 164, 164/1, 165, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 219/3, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 287, 288, 289, 295, 296, 297, 298, 299, 300, 301,						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	354290			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	3,54,290.00	Sq. Mtr.	32,915.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	119060			
The difference between land rate and building rate(A-B=C)	235,230.00			
Percentage after Depreciation as per table(D)	25%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,95,483.00	Sq. Mtr.	27,451.00	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	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹88,889.00	₹74,074.00	-

HOUSING.COM Commercial In Mumbai
 + Add

Home / Mumbai / Lower Parel / Shop for sale in Lower Parel / 225 sq.ft Shop in Lower Parel, Mumbai Last updated: Feb 21, 2024

225 sq.ft Shop, Lower Parel, Mumbai ₹2.0 Cr

Lower Parel West, Lower Parel, Mumbai Contact Seller

225 Sq.Ft
Carpet Area

2.4% P.A.
Current Rol

Cooperative Society
Ownership

Commercial Project
Location Hub

1st/ 7 Floors
Floors

ABOUT
OVERVIEW
ADDITIONAL DETAILS
AMENITIES

About the property

This modern Shop designed with luxury facilities in the heart of Mumbai at Lower Parel is an ideal investment option. It has a carpet area of 225.0 square feet. Built as per high-quality construction standards, the property provides facilities such as Water Storage. The features also include ceiling

Read More v

⚡ You have a fine taste. This property is great!

Contact Seller

S Shivaji
Broker
+91*****5549

Please share your contact

Name

+91 v Phone

Email

Overview

Carpet Area 225 sq.ft	Built Up Area 300 sq.ft
--------------------------	----------------------------

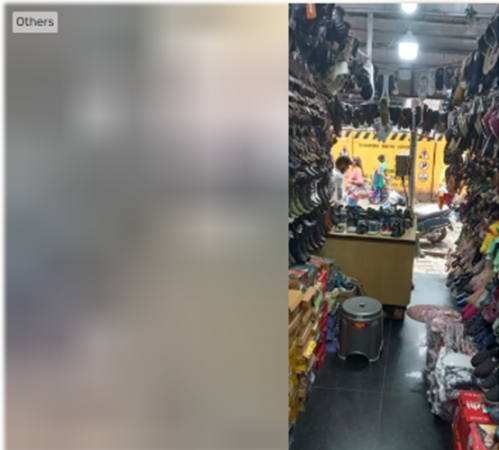
Property	shop		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	150.00	180.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹50,000.00	₹41,667.00	-

HOUSING.COM Commercial In Mumbai Download App List Property Free Saved

Home / Mumbai / Lower Parel / Shop for sale in Lower Parel / 150 sq.ft Shop in Lower Parel, Mumbai Last updated: Sep 12, 2022

150 sq.ft Shop, Lower Parel, Mumbai ₹75.0 L

Lower Parel West, Lower Parel, Mumbai Contact User



150 Sq.Ft
Carpet Area

4% P.A.
Current Rol

Power_of_attorney
Ownership

Market/ High Street
Location Hub

GF/ 5 Floors
Floors

ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

About the property

A ready to move commercial Shop is available for sale in Lower Parel of Mumbai. It is a pre leased commercial space with a carpet area of 150.0 square feet. Built near entrance, the Shop space has a ceiling height 15.0 feet and entrance width of 6.0 feet. It includes 5 public washrooms. The

Read More v

⚡ Awesome! Most liked project in this area

Contact Seller

SS

Sagar Satvase
Owner
+91*****9732

Please share your contact

Name

+91 Phone

Email

Overview

Carpet Area 150 sq.ft	Built Up Area 150 sq.ft
--------------------------	----------------------------

Property	Shop		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	90.00	108.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹1,00,000.00	₹83,333.00	-

HOUSING.COM Commercial In Mumbai

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Saved


Home / Mumbai / Lower Parel / Shop for sale in Lower Parel / 90 sq.ft Shop in Lower Parel, Mumbai Last updated: Aug 19, 2023

90 sq.ft Shop, Lower Parel, Mumbai


Lower Parel West, Lower Parel, Mumbai

₹90.0 L

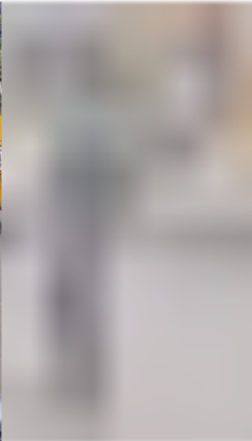
Contact User




90 Sq.Ft
Carpet Area




2.67% P.A.
Current Rol



Freehold
Ownership



Market/ High Street
Location Hub



GF/ 2 Floors
Floors

ABOUT
OVERVIEW
ADDITIONAL DETAILS

About the property

A ready to move commercial Shop is available for sale in Lower Parel of Mumbai. It is a pre leased commercial space with a carpet area of 90.0 square feet. Built near entrance, the Shop space has a ceiling height 20.0 feet and entrance width of 6.0 feet. It includes 1 private washrooms. The property

Read More >

Great choice! Most viewed project in this area

Contact Seller

DS

Dilip Suresh Satpute

Owner

+91*****5485

Please share your contact

Name

+91 Phone

Email

Overview

Carpet Area 90 sq.ft	Built Up Area 110 sq.ft
-------------------------	----------------------------

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th September 2024**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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 **₹ 1,07,89,200.00 (Rupees One Crore Seven Lakh Eighty Nine Thousands Two Hundred 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/67/ 2019-20



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