



**VASTUKALA**  
Unlocking Excellence

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

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. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari**

Commercial Shop No. 6, Ground Floor, "**Parvati Heritage**", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., CTS No. 688 to 703, Bhuvu Wadi, Cama Lane , Village - Ghatkopar – Kiroli , Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, Country - India.

**Latitude Longitude : 19°4'56.5"N 72°54'1.3"E**

### Intended User:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086, 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**

**www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 6, Ground Floor, "**Parvati Heritage**", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., CTS No. 688 to 703, Bhuva Wadi, Cama Lane, Village - Ghatkopar – Kirol, Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India belongs to **Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari**.

Boundaries of the property

North : Residential Building  
South : Kirol Road  
East : Hansoti Lane  
West : Jolly Apartment

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 **₹ 1,02,52,704.00 (Rupees One Crore Two Lakh Fifty Two Thousands Seven Hundred And Four 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



### 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)



Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., CTS No. 688 to 703, Bhuva Wadi, Cama Lane , Village - Ghatkopar – Kirol , Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 086, State - 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 Fair Market Value as on 08.10.2024 for MSME Loan Purpose.
1	Date of inspection	05.10.2024
3	Name of the owner / owners	<b>Mr. Pawan Kumar Mata Charan Tiwari &amp; Mrs. Pinki Pawan Tiwari</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., CTS No. 688 to 703, Bhuva Wadi, Cama Lane , Village - Ghatkopar – Kirol , Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Pawan Kumar Mata Charan Tiwari (Owner) Contact No. 9619006962
6	Location, Street, ward no	Bhuva Wadi Village - Ghatkopar – Kirol , Ghatkopar(West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 688 to 703 of Village - Ghatkopar – Kirol
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	<p><b>Carpet Area in Sq. Ft. = 572.42</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 292.00</b>  <b>Loft Area in Sq. Ft. = 280.00</b></p> <p><b>Carpet Area in Sq. Ft. = 280.00</b>  <b>(Area As Per Deed of Transfer Cum Sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 336.00</b>  <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Ghatkopar – Kiroil , Ghatkopar(West)Taluka - Kurla, District - Mumbai Suburban , Pin - PIN - 400 086
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 - Eternal Salon

	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 - Eternal Salon
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	70,000/- 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 – 2012 (As Per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b> Loft area found at site. We have not considered the loft area for valuation purpose as same has not been mentioned in the agreement and also approved building plan for the same is not available for verification	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 08.10.2024 for Commercial Shop No. 6, Ground Floor, "**Parvati Heritage**", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., CTS No. 688 to 703, Bhuva Wadi, Cama Lane , Village - Ghatkopar – Kirol , Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, Country - India belongs to **Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari.**

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

1)	Copy of Deed of Transfer Cum Sale No.17957 / 2023 Dated 06.09.2023 between Mr. Virendra Omprakash Singh & Mr. Arvind Omprakash Singh(The Transferor) And Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari (The Transferee).
2)	Copy of Part Occupancy Certificate No.CE / 5970 / BPES / AN Dated 06.09.2012 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at Village - Ghatkopar – Kirol , Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 086. The property falls in Commercial Zone. It is at a traveling distance 700 Mtrs. from Ghatkopar Railway Station.

### Building

The building under reference is having Ground + 2 Podium + 14 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 6 Commercial Shop. The building is having 2 lifts.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



**Commercial Shop:**

The Commercial Shop under reference is situated on the Ground Floor The Composition of Commercial Shop is Working Area + 1 Toilet + Loft. This Commercial Shop is Vitrified Tile Flooring, MS Rolling Shutter, N.A., Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 8th October 2024**

The Built Up Area of the Commercial Shop	:	336.00 Sq. Ft.
--	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	2012 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	336.00 Sq. Ft. X ₹ 2,700.00 = ₹ 9,07,200.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$	:	18.00%
Amount of depreciation	:	₹ 1,63,296.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,28,056/- per Sq. M. i.e. ₹ 11,897/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,19,379/- per Sq. M. i.e. ₹ 11,091/- per Sq. Ft.
Value of property as on 8th October 2024	:	336.00 Sq. Ft. X ₹ 31,000 = ₹1,04,16,000.00

(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)

<b>Fair value of the property as on 8th October 2024</b>	:	<b>₹ 1,04,16,000.00 - ₹ 1,63,296.00 = ₹ 1,02,52,704.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 1,02,52,704.00</b>
<b>The realizable value of the property</b>	:	<b>₹92,27,434.00</b>
<b>Distress value of the property</b>	:	<b>₹82,02,163.00</b>
<b>Insurable value of the property (336.00 X 2,700.00)</b>	:	<b>₹9,07,200.00</b>
<b>Guideline value of the property (336.00 X 11091.00)</b>	:	<b>₹37,26,576.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., CTS No. 688 to 703, Bhuva Wadi, Cama Lane , Village - Ghatkopar – Kirol , Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, Country - India for this particular purpose at **₹ 1,02,52,704.00 (Rupees One Crore Two Lakh Fifty Two Thousands Seven Hundred And Four Only)** as on 8th October 2024

**NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



of the property as on **8th October 2024** is **₹ 1,02,52,704.00 (Rupees One Crore Two Lakh Fifty Two Thousands Seven Hundred And Four 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 + 2 Podium + 14 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	:	2012 (As Per Part Occupancy Certificate)
4	Estimated future life	:	48 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, N.A., .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

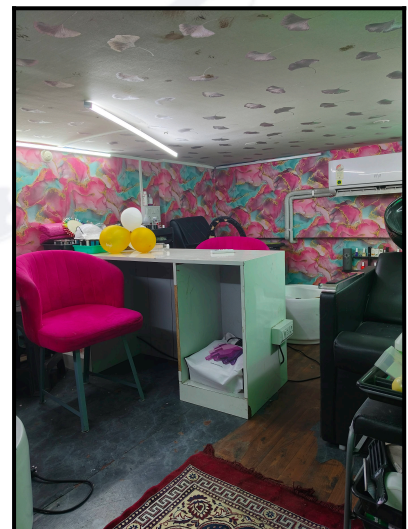
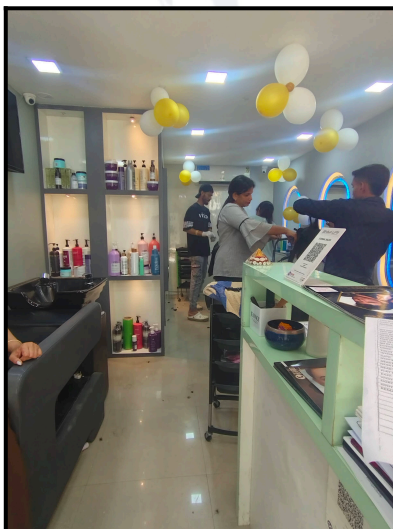
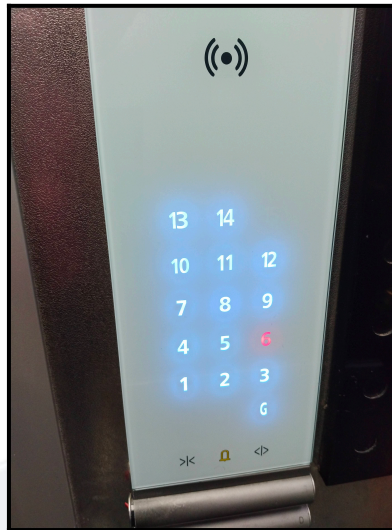
An ISO 9001 : 2015 Certified Company



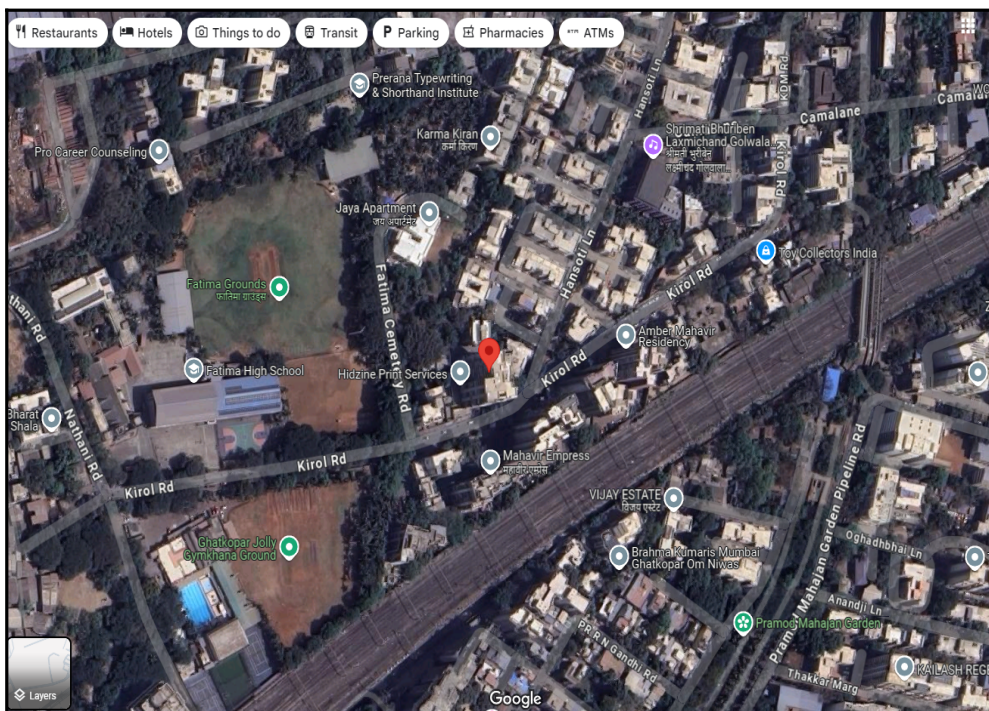


Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <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>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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	: All external walls are 9" thick and partition walls are 6" thick.										
18	No. of lifts and capacity	: 2 Lifts										
19	Underground sump – capacity and type of construction	: RCC Tank										
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace										
21	Pumps- no. and their horse power	: May be provided as per requirement										
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System										

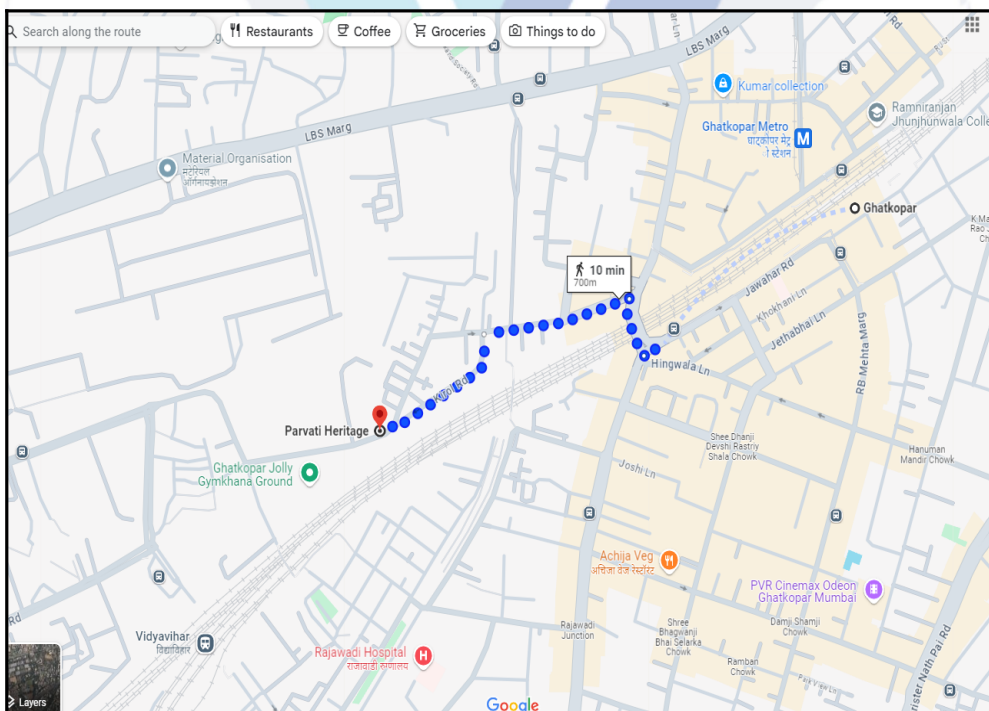
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°4'56.5"N 72°54'1.3"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ghatkopar - 700 Mtrs.).



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## Ready Reckoner Rate

DIVISION / VILLAGE : GHATKOPAR KIROL 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;">🔍</span> Mumbai					
Land Mark	Terrain: Lal Bahadur Shastri Marg (LBS Marg) to the North, Vasant Dada Patil to the East, Central Railway to the South, Village Boundary to the West. All Portion Excluding the area of zone 103/489.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
103	103/490	55750	128060	147270	160070	128060
<b>CTS No.</b> 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 524, 525, 526, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 584, 586, 587, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, <span style="background-color: yellow;">688</span> , 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755,						
<a href="#" style="color: white; text-decoration: none;">⇌ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	160070			
Increase by 80% on Shop Located on Ground Floor	32014			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,28,056.00</b>	<b>Sq. Mtr.</b>	<b>11,897.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	55750			
The difference between land rate and building rate(A-B=C)	72,306.00			
Percentage after Depreciation as per table(D)	12%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,19,379.00</b>	<b>Sq. Mtr.</b>	<b>11,091.00</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	Shop		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	100.00	150.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹50,000.00	₹33,333.00	-

Pay Rent
Post Your Property
Sign up
Log in
Heart icon
Menu

**Shop In Ghatkopar West, Mumb...**

Commercial Buy

Heerachand Desai Road,, Bata

**₹ 50 Lacs**

33,333 / Sq.Ft

**₹ 37,546/Month**

Estimated EMI

**150 Sq.Ft**

Built Up Area

**100 Sq.Ft**

Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Ghatkopar / Shops for Sale in Ghatkopar / Prope...

Photos
Location

Shortlist

**Shop**

Property Type

**Public And Reserved**

Parking (1 Slot)

**Freehold**

Ownership Type

**Ground Floor**

Of Total 0 Floors

**Fully Furnished**

Furnishing

**More Than 10 Year**

Age of Property

**Sep 19, 2024**

Posted On

**Immediately**

Available From

Get Owner Details
Chat

**Report what was not correct in this property**

Listed by Broker
Sold Out

Wrong Info

Nearby: ICICI Bank Mumbai Ghatkopar | Kalina | Community Service | Apollo Spectra Hospital

TECNO Marol Naka Metro Station

**NoBroker Services**

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

**31**

Unique Views

**0**

Shortlists

**0**

Contacted

Powered By: NBEstimate

**Similar Properties**

**Description**

---

Fully furnished office, ready to move immediately, located in the heart of Ghatkopar, just 1 min away from metro station &

6.2

6.9

Powered By: Smart Recommendation

**Shop in Ghatkopar Ea...**

Khokhani lane, Parak hospital

Within a km

Price Area

## Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	360.00	432.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,944.00	₹26,620.00	-

Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Login ▾
Post Property FREE

Posted on: Sep 26, 24    Property ID: 74058325

**₹1.15 Cr**    ₹25556/sqft    [EMI - ₹52k](#)    |    [Get pre-approved loan](#)

Commercial Shop For Sale in Gelda Dham Apartment, [Ghatkopar West, Mumbai](#)

Ground Floor
 Overlooking Main Road
 Unfurnished

<p style="margin-bottom: 5px;">Commercial Complex</p> <p><b>Gelda Dham Apartment</b></p>	<p style="margin-bottom: 5px;">Super Area</p> <p>450 sqft ▾</p> <p>₹ 25,556/sqft</p>	<p style="margin-bottom: 5px;">Carpet Area</p> <p>360 sqft ▾</p> <p>₹ 31,944/sqft</p>
<p style="margin-bottom: 5px;">Floor</p> <p>Ground(Out of 4 Floors)</p>	<p style="margin-bottom: 5px;">Property Age</p> <p>Above 20 years</p>	<p style="margin-bottom: 5px;">Units On Floor</p> <p>5</p>
<p style="margin-bottom: 5px;">Suitable For</p> <p>Grocery Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop, Salon/Spa</p>	<p style="margin-bottom: 5px;">Maintenance Charges</p> <p>2,000 Monthly</p>	

Main Road Facing

Contact Owner
Check Availability
 Last contact made 3 days ago

**Contact Owner**

Ashish Yadav +91-80XXXXXXX

Check Availability

**More Details**

Price	₹1.15 Cr
Facilities	Power Back Up, Park, Reserved Parking, Security, Water Storage, Vaastu Compliant, Air Conditioned, Visitor Parking, Intercom Facility, Internet/Wi-Fi Connectivity, RO Water System
Address	Gelda Dham Apartment Jagdusha Nagar Ghatkopar West Mumbai Maharashtra 400086, Ghatkopar West, Mumbai - Central Mumbai, Maharashtra
Facing	West
Authority Approval	Developer
Landmarks	Sarvodaya Hospital
Transaction Type	Resale

[View all details ▾](#)



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## Price Indicators

Property	Shop		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	250.00	300.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹34,000.00	₹28,333.00	-

HOUSING.COM
Commercial In Mumbai

+ Add
Download App
List Property Free
Saved

Home / Mumbai / Ghatkopar West / Shop for sale in Ghatkopar West / 250 sq.ft Shop in Ghatkopar West, Mumbai Last updated: Oct 2, 2024

### 250 sq.ft Shop, Ghatkopar West, Mumbai

Siddharth Nagar, Ghatkopar West, Mumbai

## ₹85.0 L

Contact Seller

No Property Images Available

Request Photos

250 Sq.Ft  
Carpet Area

5% P.A.  
Expected Rol

Cooperative Society  
Ownership

Retail Complex/ Buil...  
Location Hub

GF/ 3 Floors  
Floors

ABOUT
OVERVIEW
ADDITIONAL DETAILS
AMENITIES

#### About the property

This modern Shop designed with luxury facilities in the heart of Mumbai at Ghatkopar West is an ideal investment option. It has a carpet area of 250.0 square feet. Built as per high-quality construction standards, the property provides facilities such as Water Storage. It offers safety

[Read More](#)

Great choice! Most liked project in this area

SR

**Contact Seller**

Shree Riddhi Siddhi Estate Consu...  
Housing Prime Agent  
+91\*\*\*\*\*9131

Please share your contact

Name

+91 Phone

VASTUKALA

Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th October 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.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





## 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 **₹ 1,02,52,704.00 (Rupees One Crore Two Lakh Fifty Two Thousands Seven Hundred And Four 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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

