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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 Proposed Purchaser : **Dr. (Mrs.) Priya Somnath Parui**  
Name of Owner : **Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak**

Commercial Shop No. B-06, Ground Floor, Building No 2, Wing - B, "**Royal Sands Co-Op. Hsg. Soc. Ltd.**", New/Current Survey No. 41(Part), CTS No. 621/3, Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India.

Latitude Longitude : 19°8'22.7"N 72°49'46.1"E

### Intended User:

**Cosmos Bank**  
**Malad (West) Branch**

Shop No 6,7,8,Kewal Towers, B.J.Patel Road,Malad (West), Mumbai, 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. B-06, Ground Floor, Building No 2, Wing - B, **"Royal Sands Co-Op. Hsg. Soc. Ltd. "**, New/Current Survey No. 41(Part), CTS No. 621/3, Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India belongs to **Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak**. Name of Proposed Purchaser is **Dr. (Mrs.) Priya Somnath Parui**.

Boundaries of the property

North : Raheja Classique  
South : Internal Road  
East : Royal Classic  
West : Shastri Nagar 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 **₹ 66,15,856.00 (Rupees Sixty Six Lakhs Fifteen Thousands Eight Hundred And Fifty Six 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
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

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Commercial Shop No. B-06, Ground Floor, Building No 2, Wing - B, "Royal Sands Co-Op. Hsg. Soc. Ltd. ", New/Current Survey No. 41(Part), CTS No. 621/3, Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, 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 05.11.2024 for Housing Loan Purpose.
1	Date of inspection	23.10.2024
3	Name of the owner / owners	<b>Mr. Rajiv Manohar Vartak &amp; Miss. Divya Rajiv Vartak</b>
	Name of the proposed purchaser	<b>Dr. (Mrs.) Priya Somnath Parui</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. B-06, Ground Floor, Building No 2, Wing - B, "Royal Sands Co-Op. Hsg. Soc. Ltd. ", New/Current Survey No. 41(Part), CTS No. 621/3, Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Rohit Gagawani (Agent) Contact No. 9869667287
6	Location, Street, ward no	Municipality Ward No - K-West, Off New Link Road Village - Oshiwara, Andheri (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 621/3 of Village - Oshiwara New Survey No - 41(Part)
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. = 172.08</b> <b>(Area as per Site measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 130.00</b> <b>(Area As Per Agreement For Sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 156.00</b> <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Oshiwara, Andheri (West) Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 053
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 - M. Lavish Salon Occupied Since - Last 6 Years
	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 - M. Lavish Salon Occupied Since - Last 6 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	85,000/- 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 – 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.
	<p><b>Remark:</b></p> <p>i)At the time of inspection, we found that Flat No. 01A &amp; Shop No. 6 on Ground floor are internally merged having separate entrances. There is an internal door provision between flat &amp; Shop but internal door is temporarily closed.</p> <p>ii) Flat &amp; Shop can be easily demarcated.</p> <p>iii)The said valuation is only for Shop No. B-06. For the purpose of valuation, we have considered the area as per Draft Agreement of Shop No. B-06.</p> <p>iv) As per site inspection, Actual Total Carpet area 172.00 Sq. Ft. is more than Carpet area 130.00 Sq. Ft. mentioned in the Draft Agreement for Sale provided to us. Hence, we have considered area mentioned in the Draft Agreement for valuation.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (West) Branch Branch to assess Fair Market Value as on 05.11.2024 for Commercial Shop No. B-06, Ground Floor, Building No 2, Wing - B, "**Royal Sands Co-Op. Hsg. Soc. Ltd.**", New/Current Survey No. 41(Part), CTS No. 621/3, Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India belongs to **Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak**. Name of Proposed Purchaser is **Dr. (Mrs.) Priya Somnath Parui**.

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

1)	Copy of Agreement For Sale No.2375 / 2013 Dated 29.04.2013 between Mr. Ravji Rata Patel & Mrs. Dhanu D. Patel(The Transferor) And Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak(The Transferee).
2)	Copy of Draft Agreement for sale Document No.- between Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak(The Transferor) And Dr. (Mrs.) Priya Somnath Parui(The Transferee) in the month of Nov'2024.
3)	Copy of Occupancy Certificate No.CE / 5377 / WS / AK Dated 02.08.2002 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at Municipality Ward No - K-West, Village - Oshiwara, Andheri (West), Taluka - Andheri, District -



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Mumbai Suburban, PIN - 400 053. The property falls in Commercial Zone. It is at a traveling distance 650 Mtrs. from Lower Oshiwara Metro Station.

### **Building**

The building under reference is having Ground + 6 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 6 Commercial Shop. The building is having 1 lift.

### **Commercial Shop:**

The Commercial Shop under reference is situated on the Ground Floor At the time of inspection, we found that Flat No. 01A & Shop No. 6 on Ground floor are internally merged having separate entrances & both used as commercial purpose. There is an internal door provision for the flat & Shop but internal door is temporarily closed. Flat & Shop can be easily demarcated. The Composition of Commercial Shop is Working Area only. This Commercial Shop is Marble Flooring, Teak Wood / Glass Door, N.A., Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 5th November 2024**

The Carpet Area of the Commercial Shop	:	130.00 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 as on 2024	:	22 Years
Cost of Construction	:	156.00 Sq. Ft. X ₹ 2,800.00 = ₹ 4,36,800.00
Depreciation $\{(100 - 10) \times (22 / 60)\}$	:	33.00%
Amount of depreciation	:	₹ 1,44,144.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,57,592/- per Sq. M. i.e. ₹ 23,931/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,31,781/- per Sq. M. i.e. ₹ 21,533/- per Sq. Ft.
Value of property	:	130.00 Sq. Ft. X ₹ 52,000 = ₹67,60,000
Total Value of property as on 5th November 2024	:	₹67,60,000.00

(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 5th November 2024</b>	:	<b>₹ 67,60,000.00 - ₹ 1,44,144.00 = ₹ 66,15,856.00</b>
<b>Total Value of the property</b>	:	<b>₹ 66,15,856.00</b>
<b>The realizable value of the property</b>	:	<b>₹59,54,270.00</b>
<b>Distress value of the property</b>	:	<b>₹52,92,685.00</b>
<b>Insurable value of the property (156.00 X 2,800.00)</b>	:	<b>₹4,36,800.00</b>

<b>Guideline value of the property (156.00 X 21533.00)</b>	<b>: ₹33,59,148.00</b>
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. B-06, Ground Floor, Building No 2, Wing - B, "Royal Sands Co-Op. Hsg. Soc. Ltd. ", New/Current Survey No. 41(Part), CTS No. 621/3, Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India for this particular purpose at ₹ **66,15,856.00 (Rupees Sixty Six Lakhs Fifteen Thousands Eight Hundred And Fifty Six Only)** as on 5th November 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 **5th November 2024** is ₹ **66,15,856.00 (Rupees Sixty Six Lakhs Fifteen Thousands Eight Hundred And Fifty Six 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 + 6 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	:	38 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



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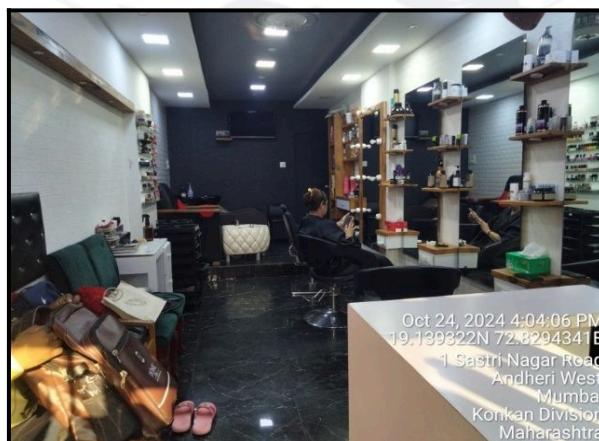
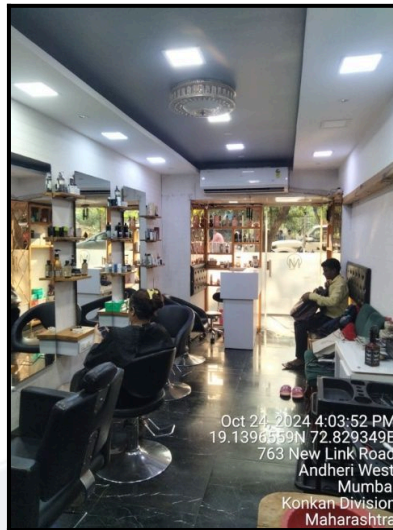
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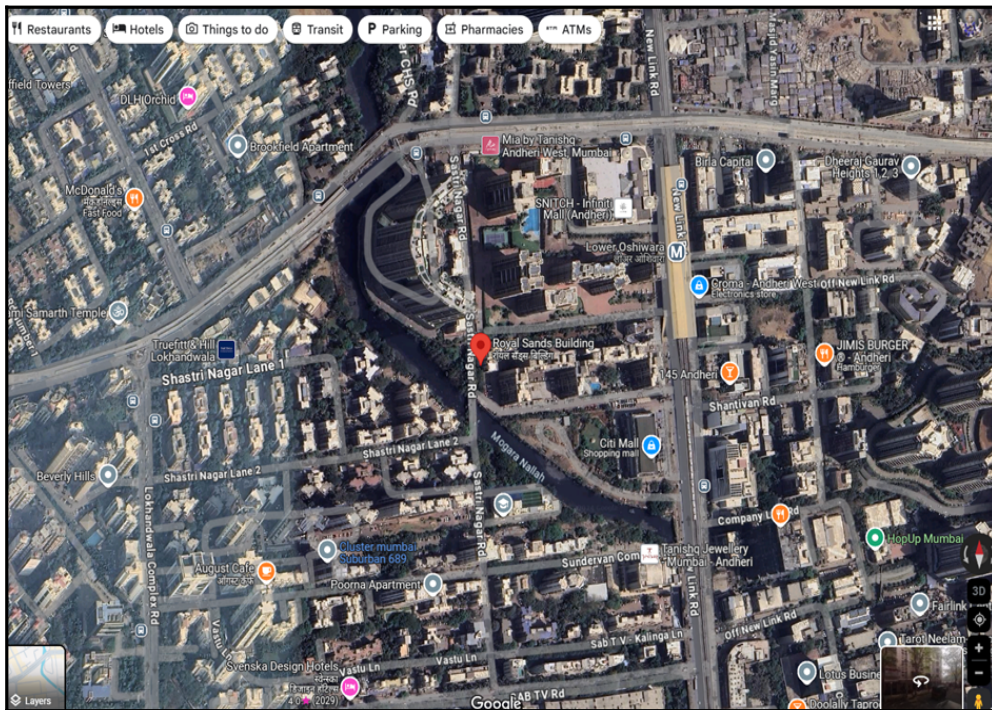
Technical details		Main Building
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood / Glass Door, N.A., .
10	Flooring	: Marble Flooring.
11	Finishing	: Cement Plastering with POP false Ceiling.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
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.	: 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	: 1Lift
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

## Actual Site Photographs

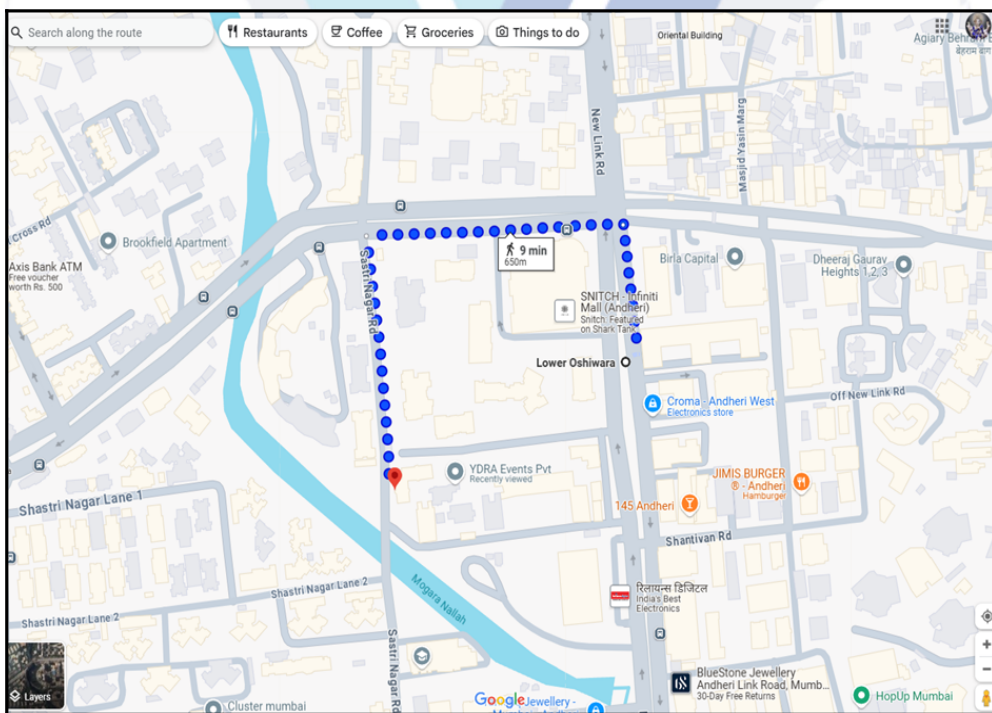




## Route Map of the property



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



**Longitude Latitude: 19°8'22.7"N 72°49'46.1"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Lower Oshiwara - 650 Mtrs. ).

## Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मद्रांक विभाग महाराष्ट्र शासन													
Valuation	Home	Rule Guide	Logout												
<h3 style="margin: 0;">Valuation For Influence Area</h3>															
<b>Location Details</b>															
Select Type: <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name: <span style="border: 1px solid black; padding: 2px;">Mumbai</span>	<a href="#">Help on Division</a>												
District Name: <span style="border: 1px solid black; padding: 2px;">मुंबई(उपनगर)</span>	Zone Name: <span style="border: 1px solid black; padding: 2px;">50-ओविवर ( अंधरी )</span>														
Attribute: <span style="border: 1px solid black; padding: 2px;">सि.टी.एस. नंबर</span>	821	SubZone Name:	<span style="border: 1px solid black; padding: 2px;">धुभाग: उच्चरेकड रक्षणी ई: ↓</span>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Open Land</th> <th style="width: 20%;">Residence</th> <th style="width: 20%;">Office</th> <th style="width: 20%;">Shop</th> <th style="width: 20%;">Industry</th> <th style="width: 20%;">Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">140270</td> <td style="text-align: center;">257590</td> <td style="text-align: center;">296230</td> <td style="text-align: center;">321990</td> <td style="text-align: center;">257590</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>				Open Land	Residence	Office	Shop	Industry	Unit	140270	257590	296230	321990	257590	Square Meter
Open Land	Residence	Office	Shop	Industry	Unit										
140270	257590	296230	321990	257590	Square Meter										

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	321990			
Increase by 80% on Shop Located on Ground Floor	64398			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,57,592.00</b>	<b>Sq. Mtr.</b>	<b>23,931.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	140270			
The difference between land rate and building rate(A-B=C)	117,322.00			
Percentage after Depreciation as per table(D)	22%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>2,31,781.00</b>	<b>Sq. Mtr.</b>	<b>21,533.00</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>	180.00	216.00	259.20
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹80,556.00	₹67,130.00	₹55,941.00

Pay Rent Post Your Property New Binu Surendran

**Shop In Andheri West, Mumbai For S...**  
Reo Saheb Achutraso Patwardhan Marg, Kokilabe...

₹ 1.45 Crores  
57,312 / Sq.Ft

₹ 1.09  
Lacs/Month  
Estimated EMI

253 Sq.Ft  
Built Up Area

180 Sq.Ft  
Carpet Area

Apply Loan

**Shop**  
Property Type

**Freehold**  
Ownership Type

**Unfurnished**  
Furnishing

**Feb 3, 2024**  
Posted On

**Public**  
Parking

**Ground Floor**  
Of Total 0 Floors

**More Than 10 Year**  
Age of Property

**Immediately**  
Available From

Contact

Schedule Visit

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**

91

Unique Views

0

Shortlists

1

Contacted

Powered By: NBEstimate

**Amenities**

Power Backup  
Need To Arrange

Washroom(s)  
No Washroom

Security  
NA

Lift  
None

Water Storage Facility  
NA

**Similar Properties**

**Shop in Andheri West,...**  
JP Rd, Pushpanjali, Opp svine...  
Within 5 km

Price: ₹1.3 Crores    Area: 310 sqft

**Shop in Jogeshw...**  
camp society srs build...

**VASTUKALA**  
Unlocking Excellence

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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC2018/01

## Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	230.00	276.00	331.20
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹84,783.00	₹70,652.00	₹58,877.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, BINU S...
Post

Posted on: Sep 26, 24

**₹1.95 Cr** ₹ 60748/sqft EMI - ₹ 88k | [Get pre-approved loan](#)

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

Ground Floor | Overlooking Main Road | Semi-Furnished

<p><b>Super Area</b> 321 sqft - ₹ 60,748/sqft</p>	<p><b>Carpet Area</b> 238 sqft - ₹ 81,933/sqft</p>	<p><b>Floor</b> Ground(Out of 7 Floors)</p>
<p><b>Property Age</b> 15 to 20 years</p>	<p><b>Units On Floor</b> 10</p>	<p><b>Suitable For</b> Grocery Shop, Meat Shop, Salon/Spa, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop</p>
<p><b>Maintenance Charges</b> 1,200 Monthly</p>	<p><b>Lifts</b> 2</p>	

📍 Main Road Facing

Contact Owner
Get Phone No.
👤 Last contact made 3 days ago

**More Details**

Price	₹1.95 Cr
Facilities	Lift, Reserved Parking, Security, Water Storage, Vaastu Compliant, Visitor Parking, Waste Disposal, DTH Television Facility
Address	Himachal Cooperative Housing Society CD Barfiwala Marg Andheri West Mumbai Maharashtra 400058, Andheri West, Mumbai - Western Mumbai, Maharashtra
Facing	West
Water Availability	24 Hours Available
Authority Approval	RWA/Co-operative Housing Society
Landmarks	BMW Showroom

[View all details ▾](#)

**Description:** Located in the prime area of Andheri West, Mumbai, this commercial shop for sale in Himachal is a lucrative investment opportunity. With a spacious layout and modern amenities, thi... [Read more](#)

Contact Owner

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	348.00	417.60	501.12
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹43,463.00	₹36,219.00	₹30,182.00

16397512

23-10-2024

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

**सूची क्र.2**

दुष्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 16397/2024

नोदणी :

Regn:83m

**गावाचे नाव : ओशिवरा**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	15125000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	8691887.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :; इतर माहिती: शॉप न. 3,तळ मजला,रिलायबल प्राईड,रिलायबल बिझनेस सेंटर,ओशिवरा,जोगेश्वरी(पश्चिम),मुंबई 400 102,सदर शॉपचे क्षेत्रफळ 348 चौरस फुट कार्पेट आहे. इतर वर्णन दसतात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : 155 ; ) )
(5) क्षेत्रफळ	38.81 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्याम प्रभाकर रेपाळ वय:-63 पत्ता:-प्लॉट नं: 1902, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मनीषा गार्डन, नवघर रोड, रोड नं: मुलुंड जिमखान्याजवळ, मुलुंड पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AAHPR1857M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गडिया हॉस्पिटॅलिटी एलएलपी च्या तर्फे अधिकृत भागीदार सऊदभाई इस्माईलभाई गडिया वय:-; पत्ता:-प्लॉट नं: युनिट न. जी-5, माळा नं: -, इमारतीचे नाव: रिलायबल बिझनेस सीएचएस लिमिटेड, ब्लॉक नं: आनंद नगर, समोर. हीरा पत्रा, रोड नं: जोगेश्वरी पश्चिम, ओशिवरा पोलीस स्टेशन, जोगेश्वरी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:-ABBFG8750F 2): नाव:-गडिया हॉस्पिटॅलिटी एलएलपी च्या तर्फे अधिकृत भागीदार अहमद इस्माईल गडिया वय:-; पत्ता:-प्लॉट नं: युनिट न. जी-5, माळा नं: -, इमारतीचे नाव: रिलायबल बिझनेस सीएचएस लिमिटेड, ब्लॉक नं: आनंद नगर, समोर. हीरा पत्रा, जोगेश्वरी पश्चिम, रोड नं: ओशिवरा पोलीस स्टेशन, जोगेश्वरी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:-ABBFG8750F
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16397/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	907500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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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 **5th November 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.



## 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 **₹ 66,15,856.00 (Rupees Sixty Six Lakhs Fifteen Thousands Eight Hundred And Fifty Six 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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