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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 : **The National Co-operative Bank Ltd.**

Commercial Shop No. 105, 4<sup>th</sup> Floor, "**Eastern Plaza Commercial Co-Op. Premises Society Ltd.**",  
Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad  
(East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'19.7"N 72°51'16.8"E

### Intended User:

**Cosmos Bank**  
**Malad (East) Branch**

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad  
East, Mumbai 400097

### 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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 105, 4<sup>th</sup> Floor, "**Eastern Plaza Commercial Co-Op. Premises Society Ltd.**", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India belongs to **The National Co-operative Bank Ltd.** .

Boundaries of the property

North : Devkrupa CHSL  
South : Daftary Road  
East : Manu Villa CHS  
West : S. K. Patil 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 **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight 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/87/2022-23

Encl.: Valuation report



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Commercial Shop No. 105, 4<sup>th</sup> Floor, "Eastern Plaza Commercial Co-Op. Premises Society Ltd.", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, 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 05.12.2024 for Bank Loan Purpose.
1	Date of inspection	02.12.2024
3	Name of the owner / owners	<b>The National Co-operative Bank Ltd.</b>
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	<b>Address:</b> Commercial Shop No. 105, 4 <sup>th</sup> Floor, " <b>Eastern Plaza Commercial Co-Op. Premises Society Ltd.</b> ", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Deepak Satra (Client Representative ) Contact No. 7506012685
6	Location, Street, ward no	S. K. Patil Hospital, Daftary Road Village - Kurar, Malad (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 21,21/1 to 21/8 of Village - Kurar, Plot No - 37
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	<b>Carpet Area in Sq. Ft. = 450.63</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 275.00</b> <b>Loft Area in Sq. Ft. = 175.00</b>  <b>Carpet Area in Sq. Ft. = 281.00</b> <b>(Area As Per Approved Building Plan)</b>  <b>Built Up Area in Sq. Ft. = 337.20</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Kurar, Malad (East) District - Mumbai Suburban, Pin - PIN - 400 097
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?	Vacant- Bank Possession

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant- Bank Possession
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	Vacant- Bank Possession
	(ii) Portions in their occupation	Fully Vacant- Bank Possession
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	32,800.00 (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	<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 – 2016 (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> Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the area as per the Approved Building Plan for the purpose of valuation.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch Branch to assess Fair Market Value as on 05.12.2024 for Commercial Shop No. 105, 4<sup>th</sup> Floor, "**Eastern Plaza Commercial Co-Op. Premises Society Ltd.**", Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India belongs to **The National Co-operative Bank Ltd.**

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

1)	Copy of Mortgage Deed Dated 20.10.2016 Between M/s. Dev Ashish Developers Private Limited (The Mortgagor) and The National Co-operative Bank Ltd. (The Bank).
2)	Copy of Part Occupancy Certificate No.CHE / 7575 / BP(WS) / AP Dated 27.03.2016 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Approved Building Plan No.CHE / 7575 / B.P. (W.S) / AP Dated 21.03.2018 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at bearing Plot No - 37 inVillage - Kurar, Malad (East)District - Mumbai Suburban, PIN - 400 097. The property falls in Commercial Zone. It is at a traveling distance 600 Mtrs. from Kurar Metro Station.

### Building

The building under reference is having 1 basement + Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick



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external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Commercial purpose. 1st Floor is having 23 Commercial Shop. The building is having 3 lifts.

### **Commercial Shop:**

The Commercial Shop under reference is situated on the 4<sup>th</sup> Floor The Composition of Commercial Shop is Working Area + Loft. This Commercial Shop is Vitrified Tile Flooring, MS Rolling Shutter, N.A., Concealed Electrificationetc.

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

The Carpet Area of the Commercial Shop	:	281.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2016 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	337.20 Sq. Ft. X ₹ 2,800.00 = ₹ 9,44,160.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$	:	12.00%
Amount of depreciation	:	₹ 1,13,232.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,79,600/- per Sq. M. i.e. ₹ 16,685/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,68,614/- per Sq. M. i.e. ₹ 15,665/- per Sq. Ft.
Value of property	:	281.00 Sq. Ft. X ₹ 35,000 = ₹98,35,000
Total Value of property as on 5th December 2024	:	₹98,35,000.00

(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 December 2024</b>	:	<b>₹ 98,35,000.00 - ₹ 1,13,232.00 = ₹ 97,21,768.00</b>
<b>Total Value of the property</b>	:	<b>₹ 97,21,768.00</b>
<b>The realizable value of the property</b>	:	<b>₹87,49,591.00</b>
<b>Distress value of the property</b>	:	<b>₹77,77,414.00</b>
<b>Insurable value of the property (337.20 X 2,800.00)</b>	:	<b>₹9,44,160.00</b>
<b>Guideline value of the property (337.20 X 15665.00)</b>	:	<b>₹52,82,238.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 105, 4<sup>th</sup> Floor, "Eastern Plaza Commercial Co-Op. Premises Society Ltd.", Plot No. 37, CTS No. 21,21/1 to 21/8, S. K. Patil Hospital, Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India for this particular purpose at **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight Only)** as on 5th December 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 December 2024** is **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight 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	:	1 basement + Ground + 5 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on 4 <sup>th</sup> Floor
3	Year of construction	:	2016 (As Per Part Occupancy Certificate)
4	Estimated future life	:	52 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.



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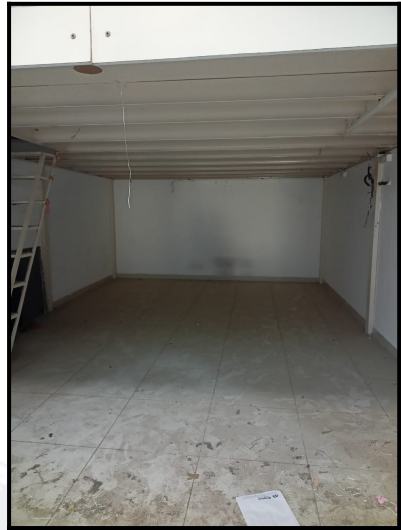
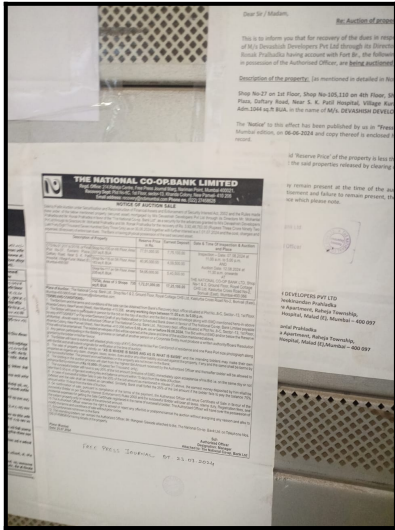
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Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed Electrification
	(ii) Class of fittings: Superior/Ordinary/Poor.	
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	: 3 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



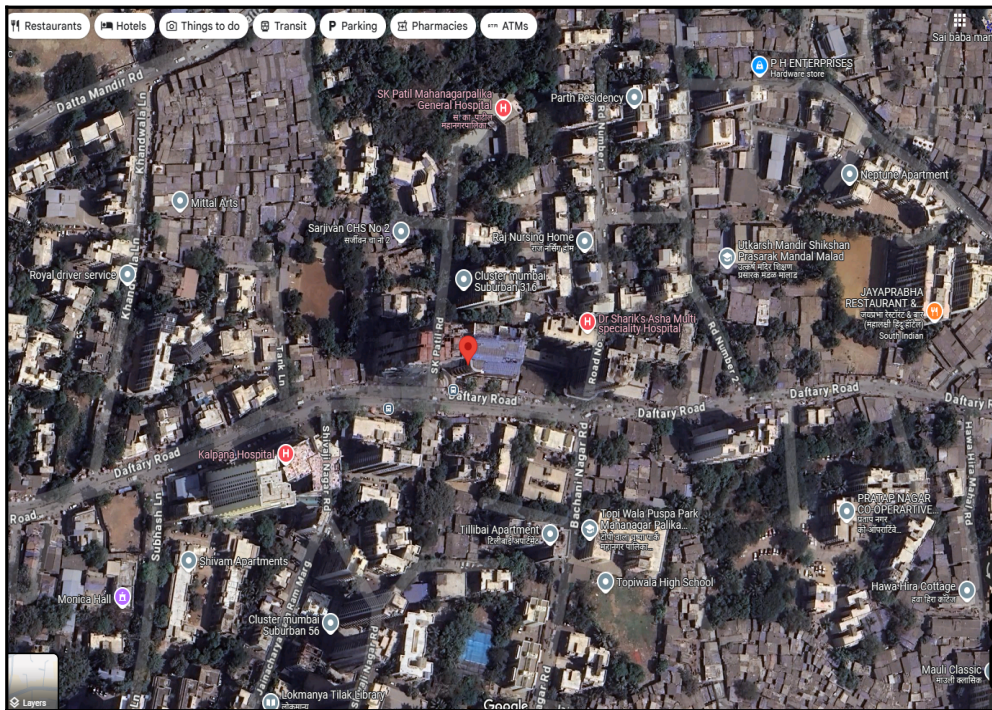
EASTERN PLAZA					
Gr. FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	COMMERCIAL CO-OP PREMISES 20th FLOOR
1. RAJESH DRESDER	26. NIMRA CREATION	47. HONORABLE CREATION	70. CA CREATION	92. SHREYAS	114. SHREYAS
2. RAJESH DRESDER	27. NIMRA CREATION	48. HONORABLE CREATION	71. SHREYAS	93. SHREYAS	115. SHREYAS
3. SHREYAS	28. CHANDRA VENKAT	49. MODERN CREATION	72. SHREYAS	94. SHREYAS	116. SHREYAS
4. SHREYAS	29. DEVIKASHI VENKAT	50. MODERN CREATION	73. SHREYAS	95. SHREYAS	117. SHREYAS
5. VISHWANATHI MAHADEVANI	30. DEVIKASHI VENKAT	51. MODERN CREATION	74. SHREYAS	96. SHREYAS	118. SHREYAS
6. ARUNA R. SHARMA	31. DEVIKASHI VENKAT	52. MODERN CREATION	75. SHREYAS	97. SHREYAS	119. SHREYAS
7. ARUNA R. SHARMA	32. DEVIKASHI VENKAT	53. MODERN CREATION	76. SHREYAS	98. SHREYAS	120. SHREYAS
8. NILESH H. SHARMA	33. DEVIKASHI VENKAT	54. MODERN CREATION	77. SHREYAS	99. SHREYAS	121. SHREYAS
9. NILESH H. SHARMA	34. DEVIKASHI VENKAT	55. MODERN CREATION	78. SHREYAS	100. SHREYAS	122. SHREYAS
10. NILESH H. SHARMA	35. DEVIKASHI VENKAT	56. MODERN CREATION	79. SHREYAS	101. SHREYAS	123. SHREYAS
11. NILESH H. SHARMA	36. DEVIKASHI VENKAT	57. MODERN CREATION	80. SHREYAS	102. SHREYAS	124. SHREYAS
12. NILESH H. SHARMA	37. DEVIKASHI VENKAT	58. MODERN CREATION	81. SHREYAS	103. SHREYAS	125. SHREYAS
13. NILESH H. SHARMA	38. DEVIKASHI VENKAT	59. MODERN CREATION	82. SHREYAS	104. SHREYAS	126. SHREYAS
14. NILESH H. SHARMA	39. DEVIKASHI VENKAT	60. MODERN CREATION	83. SHREYAS	105. SHREYAS	127. SHREYAS
15. NILESH H. SHARMA	40. DEVIKASHI VENKAT	61. MODERN CREATION	84. SHREYAS	106. SHREYAS	128. SHREYAS
16. NILESH H. SHARMA	41. DEVIKASHI VENKAT	62. MODERN CREATION	85. SHREYAS	107. SHREYAS	129. SHREYAS
17. NILESH H. SHARMA	42. DEVIKASHI VENKAT	63. MODERN CREATION	86. SHREYAS	108. SHREYAS	130. SHREYAS
18. NILESH H. SHARMA	43. DEVIKASHI VENKAT	64. MODERN CREATION	87. SHREYAS	109. SHREYAS	131. SHREYAS
19. NILESH H. SHARMA	44. DEVIKASHI VENKAT	65. MODERN CREATION	88. SHREYAS	110. SHREYAS	132. SHREYAS
20. NILESH H. SHARMA	45. DEVIKASHI VENKAT	66. MODERN CREATION	89. SHREYAS	111. SHREYAS	133. SHREYAS
21. NILESH H. SHARMA	46. DEVIKASHI VENKAT	67. MODERN CREATION	90. SHREYAS	112. SHREYAS	134. SHREYAS
22. NILESH H. SHARMA	47. DEVIKASHI VENKAT	68. MODERN CREATION	91. SHREYAS	113. SHREYAS	135. SHREYAS
23. NILESH H. SHARMA	48. DEVIKASHI VENKAT	69. MODERN CREATION	92. SHREYAS	114. SHREYAS	136. SHREYAS
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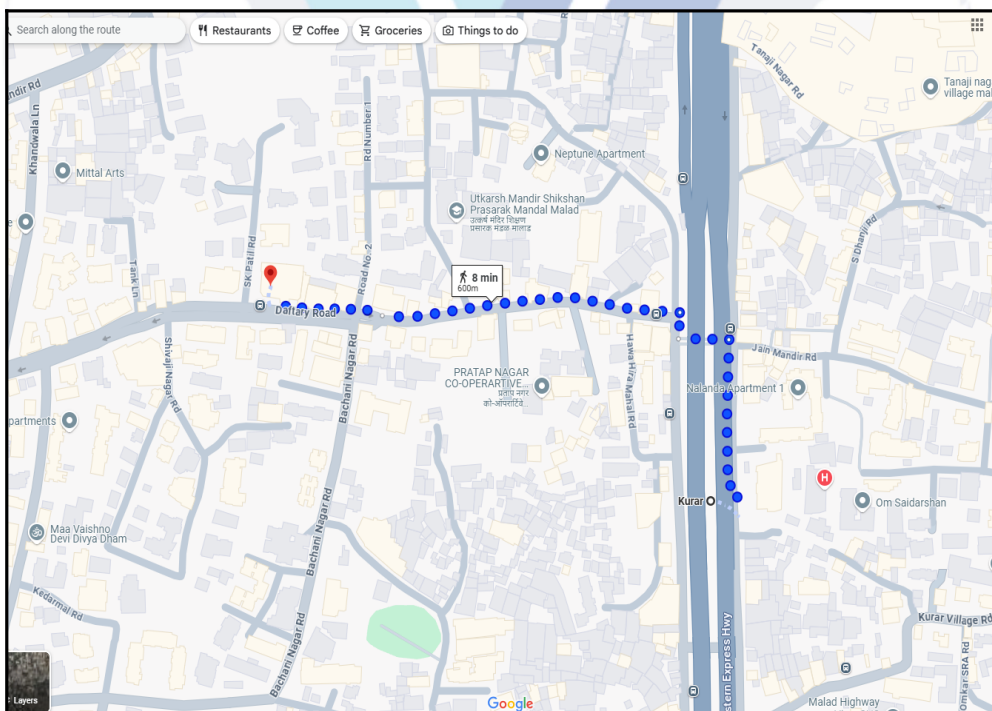
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## Route Map of the property



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



**Longitude Latitude: 19°11'19.7"N 72°51'16.8"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Kurar - 600 Mtrs.).

## Ready Reckoner Rate

DIVISION / VILLAGE : KURAR 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: Village Boundary to the North, Express Highway to the East, Village Boundary to the South and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
72	72/332	42270	102510	128100	179600	102510
<b>CTS No.</b> 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 60, 62, 64, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 513, 514, 515, 516, 517, 518, 519, 520, 521, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 541, 542, 543, 544, 545, 546,						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	179600			
Increase by 80% on Shop Located on 4 <sup>th</sup> Floor	35920			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,43,680.00</b>	<b>Sq. Mtr.</b>	<b>13,348.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	42270			
The difference between land rate and building rate(A-B=C)	101,410.00			
Percentage after Depreciation as per table(D)	8%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,68,614.00</b>	<b>Sq. Mtr.</b>	<b>15,665.00</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	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,962.00	2,354.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹40,010.00	₹33,342.00	-

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

₹7.85 Cr ₹32708/sqft EMI - ₹3,54L | [How much loan can I get?](#)

Commercial Shop For Sale in Sethia Imperial Avenue, Malad East, Mumbai



2 Photos

Ground Floor | Overlooking Main Road | Unfurnished

Commercial Complex	Super Area	Carpet Area
<b>Sethia Imperial Avenue</b>	2400 sqft - ₹32708/sqft	1962 sqft - ₹40,010/sqft
Floor	Property Age	Units On Floor
Ground(Out of 21 Floors)	Less than 5 years	8
Suitable For	Maintenance Charges	Lift
Jewellery Shop, Cym	15,000 Monthly	1

Garden/Park Facing, Main Road Facing

Contact Agent
Get Phone No.


### More Details

Price	₹7.85 Cr
Booking Amount	₹5.0 Lac
Facilities	Power Back Up, Lift, Rain Water Harvesting, Park, Security, Private Terrace/Garden, Vaastu Compliant, Service/Goods Lift, Air Conditioned, Intercom Facility, Maintenance Staff, Waste Disposal, Laundry Service, Internet/Wi-Fi Connectivity, DTH Television Facility, RO Water System, Conference Room, Piped Gas, Jogging and Strolling Track
Address	off Western express Highway Malad East, Malad East, Mumbai - Western Mumbai, Maharashtra
Facing	East
Pantry	Dry Pantry
Water Availability	24 Hours Available

[View all details ▾](#)

**Description:** Available shop for Sale in malad east off western express highway it is located very prime location it is open for bank, Dmart, super market etc price negotiable call for inspecti... [Read more](#)

Contact Agent




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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC23789

## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	4,917.50	5,901.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹47,992.00	₹39,993.00	-

**99acres** Commercial Buy | Enter Locality / | Post property FREE

Home > Commercial property for sale in Mumbai > Showroom for sale in Mumbai > Showroom for sale in Malad > Showroom for sale in Malad East > 20 to 30  
Posted on May 22, 2024

Verified Residential Project  
**₹23.6 Cr** @ 40,000 per sq.ft.  
 Estimated EMI ₹18,84,941

Commercial Showrooms for Sale in Malad East, Mumbai  
 Contact Dealer FREE  
 Shortlist

RERA STATUS NOT AVAILABLE Website: https://maharera.t.mahaonline.gov.in/

Overview Dealer Details Articles

**Property (15)**

**Sale Amount** ₹23.6 Crore+ Govt Charges & 5900 sq.ft. @ 40,000 per sq.ft. (Negotiable)  
**Carpet Area** 5900 sq.ft.

**Built-up Area** 5901 sq.ft. (548.22 sq.m.)  
**Floor Number** Ground

**Parking** Only private parking available  
**Washrooms** Private Washrooms available

**Key Highlights** Main road facing, Corner property, Near Old Entrance, Near Elevator, Near Stairs  
**Property Age** Near Old

**Places nearby** Malad East, Mumbai  
 Big Bazaar Kandivali | Shivling | Durga Mata Mandir | Ratnapuri Jain Mandir | Panchasar derasar

**Why you should consider this property?**

Ground Floor | Fresh Construction

## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	534.17	641.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹47,925.00	₹39,938.00	-

99acres

Commercial Buy | 
📍
🔍
Post property FREE

👤
☰

Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Malad > Shop for sale in Malad East

Posted on May 22, 2024 | Rea

Verified Residential Project

₹2.56 Cr

@ 40,000 per sq.ft.

Estimated EMI ₹2,04,468

RERA STATUS NOT AVAILABLE | Website: https://maharera.t.mahaonline.gov.in/

Commercial Shops for Sale in Malad East, Mumbai

Contact Dealer FREE

Shortlist

Overview
Dealer Details
Recommendations
Articles

2 people shortlisted this property since last week

🏠 Sale Amount ₹2.56 Crore+ Govt Charges & 6% GST  
📏 Carpet Area 534 sq.ft. ✓  
 @ 40,000 per sq.ft. (Negotiable)

🏗️ Built-up Area 641 sq.ft. ✓  
 (59.55 sq.m.)

🚗 Parking Only private parking available

🚻 Washrooms Private Washrooms available

🔑 Key Highlights Main road facing, Near Entrance, Near Elevator, Near Stairs

📅 Property Age 0 to 1 Year Old

📍 Places nearby Malad East, Mumbai

🏠 Big Bazaar Kandivali
📍 Shivling
📍 Durga Mata Mandir
📍 Ratnapuri Jain Mandir
📍 Panchasar derasar

Why you should consider this property?

Key Highlights

of the property

✓ Fresh Construction

✓ Oberoi mall Nearby

✓ Recently Renovated

✓ Visitor Parking Available

View 3 More →

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## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,635.83	1,963.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹47,988.00	₹39,990.00	-

**99acres** Commercial Buy - Enter Locality / Project / Society / Landmark

Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Malad > Shop for sale in Malad East

**₹7.85 Cr** @ 40,000 per sq.ft. Commercial Shops for Sale in Malad East, Mumbai

Estimated EMI ₹ 6,26,823

RERA STATUS: NOT AVAILABLE | Website: https://maharera.t.mahaonline.gov.in/

Overview Dealer Details Recommendations Articles

**Property (6)**

**Sale Amount:** ₹ 7.85 Crore+ Govt. Charges & Tax @ 40,000 per sq.ft. (Negotiable) [View Price](#)

**Carpet Area:** 1962 sq.ft. (182.28 sq.m.)

**Built-up Area:** 1963 sq.ft. (182.37 sq.m.)

**Parking:** Only private parking available

**Washrooms:** Private Washrooms available

**Key Highlights:** Main road facing, Corner property, Near Entrance, Near Elevator, Near Stairs

**Property Age:** 0 to 1 Year Old

2 people shortlisted this property since last week

**Places nearby** Malad East, Mumbai [View All \(50\)](#)

- Big Bazaar Kandivali
- Shivling
- Durga Mata Mandir
- Panchasar derasar
- Ratnapuri Jain Mandir
- Shukla Diagn

**Why you should consider this property?**

**Key Highlights of the property:**

- Fresh Construction
- Recently Renovated
- Corner Property
- Oberoi mall Nearby

[View 6 More](#)



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **5th December 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 **₹ 97,21,768.00 (Rupees Ninety Seven Lakhs Twenty One Thousands Seven Hundred And Sixty Eight 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/87/2022-23



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