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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Daxa S. Patel Alias Daksha S. Patel**

Commercial Office No. 3/B, 1st Floor, Building No 77, Wing - B, "**Shiv Sagar Heights**", Tilak Nagar Amrut Co-op. Hsg. Soc. Ltd., Plot No. 5 (N.D.R), New/Current Survey No. 14(pt), CTS No. 508, Tilak Nagar, Village - Kiroli - Chembur, Municipality Ward No. M, Taluka - Kurla, District - Mumbai Suburban, Chembur, Mumbai, PIN - 400 089, State - Maharashtra, India.

Latitude Longitude : 19°4'10.3"N 72°53'45.6"E

Intended User:

**Cosmos Bank
Chembur East Branch**

Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east . Mumbai 400071

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
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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 Office No. 3/B, 1st Floor, Building No 77, Wing - B, "**Shiv Sagar Heights**", Tilak Nagar Amrut Co-op. Hsg. Soc. Ltd., Plot No. 5 (N.D.R), New/Current Survey No. 14(pt), CTS No. 508, Tilak Nagar, Village - Kiroli - Chembur, Municipality Ward No. M, Taluka - Kurla, District - Mumbai Suburban, Chembur, Mumbai, PIN - 400 089, State - Maharashtra, India belongs to **Mrs. Daxa S. Patel Alias Daksha S. Patel.**

Boundaries of the property

North : Sai Baba Temple
South : Building No. 75
East : Sainath Mandir Chowk
West : Riddhi Siddhi 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 **₹ 37,73,790.00 (Rupees Thirty Seven Lakhs Seventy Three Thousands Seven Hundred And Ninety 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 Office No. 3/B, 1st Floor, Building No 77, Wing - B, "Shiv Sagar Heights", Tilak Nagar Amrut Co-op. Hsg. Soc. Ltd., Plot No. 5 (N.D.R), New/Current Survey No. 14(pt), CTS No. 508, Tilak Nagar, Village - Kiroi - Chembur, Municipality Ward No. M, Taluka - Kurla, District - Mumbai Suburban, Chembur, Mumbai, PIN - 400 089, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 21.01.2025 for Bank Loan Purpose.
1	Date of inspection	20.01.2025
3	Name of the owner / owners	Mrs. Daxa S. Patel Alias Daksha S. Patel
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Office No. 3/B, 1 st Floor, Building No 77, Wing - B, "Shiv Sagar Heights", Tilak Nagar Amrut Co-op. Hsg. Soc. Ltd., Plot No. 5 (N.D.R), New/Current Survey No. 14(pt), CTS No. 508, Tilak Nagar, Village - Kiroi - Chembur, Municipality Ward No. M, Taluka - Kurla, District - Mumbai Suburban, Chembur, Mumbai, PIN - 400 089, State - Maharashtra, India. Contact Person : Mr. Piyush Patel (Owner's Son) Contact No. 8879493366
6	Location, Street, ward no	Municipality Ward No - M, Tilak Nagar Village - Kiroi - Chembur, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 508 of Village - Kiroi - Chembur, Plot No - 5 (N.D.R) New Survey No - 14(pt)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 132.22 (Area as per Site measurement) Built Up Area in Sq. Ft. = 135.00 (Area As Per Agreement)



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13	Roads, Streets or lanes on which the land is abutting	Village - Kiroli - Chembur, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 089
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Subhash Gopal Sawant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Subhash Gopal Sawant
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 20,000/- (Present rental income per month).

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2012 (As per site information)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark: 1) Ground & 1st floor for commercial use and 2nd to 8th floor for residential 2) Flowerbed area merged with office area.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur East Branch Branch to assess Fair Market Value as on 21.01.2025 for Commercial Office No. 3/B, 1st Floor, Building No 77, Wing - B, "**Shiv Sagar Heights**", Tilak Nagar Amrut Co-op. Hsg. Soc. Ltd., Plot No. 5 (N.D.R), New/Current Survey No. 14(pt), CTS No. 508, Tilak Nagar, Village - Kirol - Chembur, Municipality Ward No. M, Taluka - Kurla, District - Mumbai Suburban, Chembur, Mumbai, PIN - 400 089, State - Maharashtra, India belongs to **Mrs. Daxa S. Patel Alias Daksha S. Patel.**

We are in receipt of the following documents:

1)	Copy of Agreement Registration No.4543/2011 Dated 28.04.2011 between M/s. Shiv Sagar Developers P - 77, a Partnership Firm(The Developers) And Mrs. Daxa S. Patel Alias Daksha S. Patel(The Purchaser).
2)	Copy of Share Certificate No. 93 bearing Nos. 461 to 465 having 5 Shares of Rs. 50/- each dated 01/02/2017 in the name of Mrs. Daksha Shashikant Patel issued by Tilak Nagar Amrut Co-op. Hsg. Soc. Ltd..
3)	Copy of Commencement Certificate No. CE/6061/BPES/A/M (W) Dated 19.09.2006 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Approved Building Plan No. CE/6061/BPES/A/M Dated 28.05.2013 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 5 (N.D.R) inMunicipality Ward No - M, Village - Kirol - Chembur, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 089. The property falls in Commercial Zone. It is at a traveling distance 800m from Tilak Nagar Railway Station.

Building

The building under reference is having Ground + 8 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. 1st Floor is having 4 Commercial Office. The building is having 1 lift.

Commercial Office:

The Commercial Office under reference is situated on the 1st Floor The Composition of Commercial Office is single unit with cabin. This Commercial Office is Vitrified tiles flooring, MS Rolling Shutter, Powder coated Aluminum sliding windows, Concealed Electrificationetc.



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Valuation as on 21st January 2025

The Built Up Area of the Commercial Office	:	135.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2012 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	135.00 Sq. Ft. X ₹ 2,800.00 = ₹ 3,78,000.00
Depreciation $\{(100 - 10) \times (13 / 60)\}$:	19.50%
Amount of depreciation	:	₹ 73,710.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,40,216/- per Sq. M. i.e. ₹ 13,027/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,18,975/- per Sq. M. i.e. ₹ 11,053/- per Sq. Ft.
Value of property	:	135.00 Sq. Ft. X ₹ 28,500 = ₹38,47,500
Total Value of property as on 21st January 2025	:	₹38,47,500.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 21st January 2025	:	₹ 38,47,500.00 - ₹ 73,710.00 = ₹ 37,73,790.00
Total Value of the property	:	₹ 37,73,790.00
The realizable value of the property	:	₹33,96,411.00
Distress value of the property	:	₹30,19,032.00
Insurable value of the property (135.00 X 2,800.00)	:	₹3,78,000.00
Guideline value of the property (135.00 X 11053.00)	:	₹19,96,785.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 3/B, 1st Floor, Building No 77, Wing - B, "Shiv Sagar Heights", Tilak Nagar Amrut Co-op. Hsg. Soc. Ltd., Plot No. 5 (N.D.R), New/Current Survey No. 14(pt), CTS No. 508, Tilak Nagar, Village - Kiroli - Chembur, Municipality Ward No. M, Taluka - Kurla, District - Mumbai Suburban, Chembur, Mumbai, PIN - 400 089, State - Maharashtra, India for this particular purpose at **₹ 37,73,790.00 (Rupees Thirty Seven Lakhs Seventy Three Thousands Seven Hundred And Ninety Only)** as on 21st January 2025

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 **21st January 2025** is **₹ 37,73,790.00 (Rupees Thirty Seven Lakhs Seventy Three Thousands Seven Hundred And Ninety Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

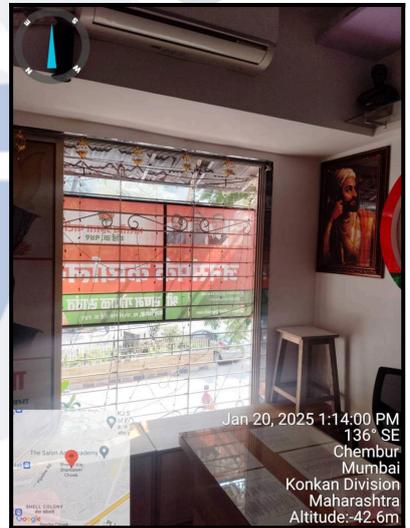
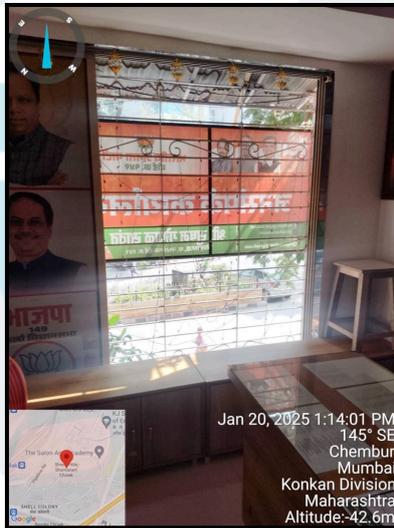
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

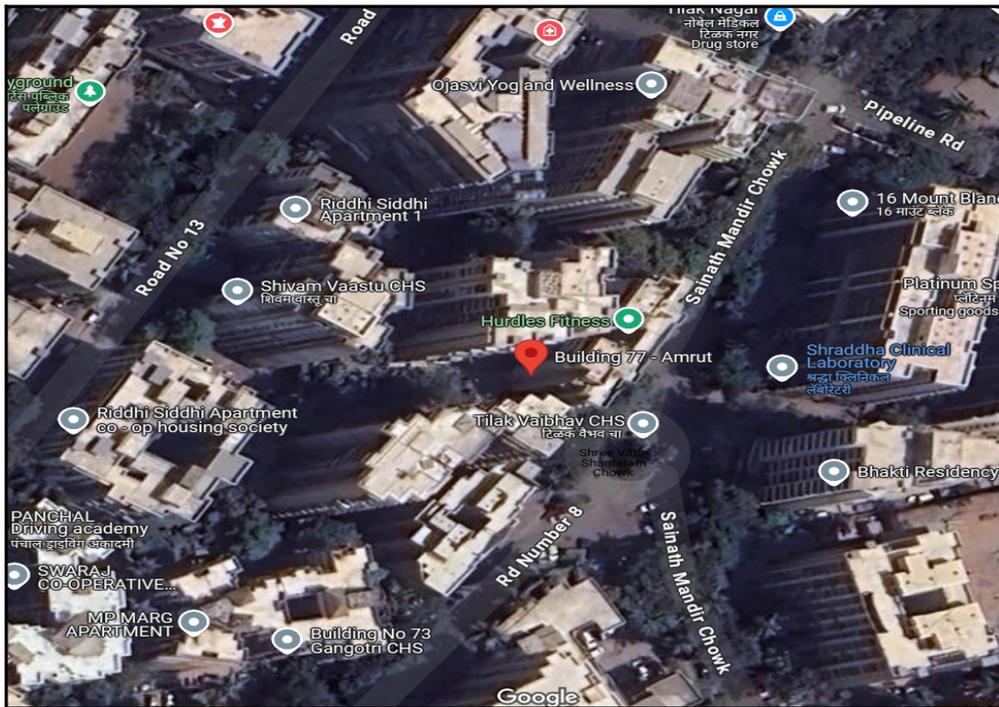
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 8 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Office Situated on 1 st Floor				
3	Year of construction	: 2012 (As per site information)				
4	Estimated future life	: 47 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, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Superior White
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
19	Underground sump – capacity and type of construction	:	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

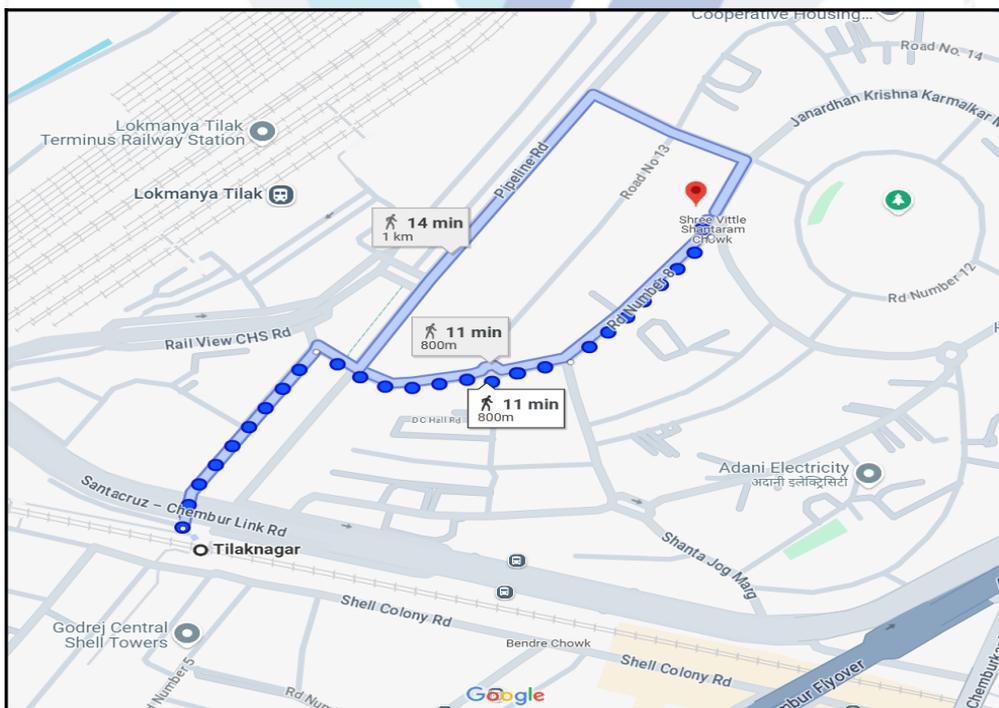
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°4'10.3"N 72°53'45.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Tilak Nagar - 800m).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
98/442-भुभाग: द्रुतगती मार्ग, रामकृष्ण चेंबूरकर मार्ग व व्ही एन. पूरब मार्ग यांनी वेढलेला भूभाग.	51710	152410	175270	190510	152410	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	175270			
Office Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,75,270.00	Sq. Mtr.	16,283.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	51710			
The difference between land rate and building rate(A-B=C)	123,560.00			
Percentage after Depreciation as per table(D)	24%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,18,975.00	Sq. Mtr.	11,053.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors

b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Price Indicators

Property	Office		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	175.00	210.00	252.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹40,000.00	₹33,333.00	₹27,778.00

HOUSING.COM

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POPULAR PROJECTS

₹65.0 L

Ready to use Office Space

Sahakar Nagar, Chembur, Mumbai

Price/SQ.FT
₹27.9K/sq.ft
Carpet Area
233 sq.ft

Popular

Contact

Home / Mumbai / Chembur / Office Space for sale in Chembur / 175 sq.ft Ready to use Office Space in Chembur, Mum...

Last updated: Feb 21, 2024

175 sq.ft Ready to use Office Space, Chembur, Mumbai

Tilak Nagar, Chembur, Mumbai

₹70.0 L
Contact Seller

175 Sq.Ft
Carpet Area

10% P.A.
Expected Rol

4 - 6
Seats

Residential
Zone Type

GF/ 8 Floors
Floors

ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

About the property

Available for sale is a commercial space situated at Chembur, a well-known neighbourhood in Mumbai. The property's age is 8 years . It is a well-maintained property having a carpet area of 175.0

Great choice! Most viewed project in this area

Contact Seller

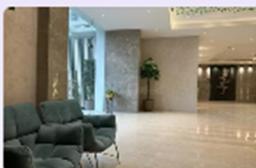
Price Indicators

Property	Office		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	210.00	252.00	302.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹42,857.00	₹35,714.00	₹29,762.00

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



POPULAR PROJECTS



₹65.0 L

Ready to use Office Space
Sahakar Nagar, Chembur, Mumbai

Price/SQ.FT ₹27.9K/sq.ft Carpet Area 233 sq.ft

Popular

Contact

Home / Mumbai / Chembur / Office Space for sale in Chembur / 210 sq.ft Ready to use Office Space in Chembur, Mum...
Last updated: Nov 6, 2023

210 sq.ft Ready to use Office Space, Chembur, Mumbai

Tilak Nagar, Chembur, Mumbai

₹90.0 L

Contact Seller



Others



Others

+ 6 more

210 Sq.Ft Carpet Area

3.2% P.A. Current Rol

8 - 10 Seats

Commercial Zone Type

GF/ 8 Floors Floors

ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

About the property

Are you looking for a suitable office space for your business? Check this property located in Mumbai. It is nestled in the heart of Mumbai at Chembur. The property is equipped with modern-day facilities such as lifts including 2 passenger, 1 service lifts . It also includes facilities like Central Air

Read More >

Nice choice. Let's connect with the Seller

Contact Seller

PH

PRAVIN HIRALA PATEL

Broker

+91*****9058

Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	312.16	374.59	449.51
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹30,369.00	₹25,308.00	₹21,090.00

10436520 21-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 10436/2024 नोदणी : Regn:63m
गावाचे नाव : चेंबूर		
(1)वित्तोखाचा प्रकार	करारनामा	
(2)मोबदला	9000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4797374.98	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :. इतर माहिती: फ्लॅट नं.1270,पहिला मजला,बिल्डिंग नं.36,टिळक नगर सदानंद को ऑप हौ सोसा लि,रिलायन्स एनर्जी ऑफिस जवळ,टिळक नगर,चेंबूर,मुंबई-400089,मौजे चेंबूर,सदनिकेचे एकूण क्षेत्रफळ 312.16 चौ फूट कारपेट एरिया,----- 31 मार्च 2021 चे शासन आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12/प्य.क्र.107/म-1(धोरण)या नुसार दस्तऐवजास 'महिला' खरेदीदारास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे. ((C.T.S. Number : 32, 32/29 ;))	
(5) क्षेत्रफळ	34.81 चौ.मीटर	
(6)आकारणी किंवा जुळी 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.-विकास जयकुमार शाह वय-81 पत्ता:-प्लॉट नं. फ्लॅट नं.३६/१२७०, माळा नं. -, इमारतीचे नाव: सदानंद को ऑप हौ सोसा लि, ब्लॉक नं: चेंबूर, मुंबई, रोड नं: रिलायन्स ऑफिस जवळ, टिळक नगर, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं.-BIFPS5944H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मृदुला भूमेश्वर पिटला वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं. ए 9/1:2, माळा नं. -, इमारतीचे नाव: गुरुकृपा को ऑप हौसिंग सोसा लि, ब्लॉक नं: सेक्टर ३, सानपाठा, नवी मुंबई, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं.-BZXP9498G 2): नाव.-शारदा भूमेश्वर पिटला वय:-86; पत्ता:-प्लॉट नं: फ्लॅट नं. ए 9/1:2, माळा नं. -, इमारतीचे नाव: गुरुकृपा को ऑप हौसिंग सोसा लि, ब्लॉक नं: सेक्टर ३, सानपाठा, नवी मुंबई, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं.-ADCP6515C	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/04/2024	
(10)दस्त नोदणी केल्याचा दिनांक	19/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10436/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	520.76	624.91	749.89
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹30,973.00	₹25,811.00	₹21,509.00

3564520 09-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 3564/2024 नोदणी : Regn:63m
गावाचे नाव : चेंबूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	15188288	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8878358.94	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: ऑफिस नं-1,1 ला मजला,ए विंग इंटेलिजेंटिया इन्फिनिटी बाय हावरे प्रॉपर्टीज,सर्वे नं. 14(पीटी),सी टी एस नं.18(पीटी),प्लॉट नं. 30 टिळक नगर,चेंबूर,मुंबई-400089. क्षेत्रफळ 48.38 चौ मी कार्पेट. ((Survey Number : 14(PT) ; C.T.S. Number : 18(PT) ;))	
(5) क्षेत्रफळ	48.38 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:-मे हावरे हाउसिंग तर्फे भागीदार अमित सुरेश हावरे यांचे कु मु ट्रीपक काटे तर्फे कबुली जवाब देणार गोविंद गोस्वामी वय:-28 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 2305, 23 वा मजला, हावरे इन्फोटेक पार्क सेक्टर 30ए, बायी, नवी मुंबई, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAHFH8891D 2): नाव:-मान्यता देणार- मे चेंबूर भद्रकाली को ऑप हौसिंग सोसायटी लि तर्फे कु मु अमित सुरेश हावरे यांचे कु मु ट्रीपक काटे तर्फे कबुली जवाब देणार गोविंद गोस्वामी वय:-28 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एन सी आर-30, टिळक नगर, चेंबूर, मुंबई, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-AAHFH8891D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनूप मिलिंद खत्री वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 901, ए विंग, चेंबूर रकडीप सी एच एस, बिल्डिंग नं. 125, गणेश उद्यान, टिळक नगर, मुंबई, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-BSZPK0853K	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2024	
(10)दस्त नोदणी केल्याचा दिनांक	09/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3564/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	911400	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	300.13	360.16	432.19
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹35,065.00	₹29,220.00	₹24,350.00

14625520 30-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 14625/2024 नोदणी : Regn:63m
गावाचे नाव : चेंबूर		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	9900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9264570.39	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं.205, माळा नं: 2 रा मजला,रुपजी आर्केड, इमारतीचे नाव: टिळक नगर रिड्डी सिड्डी को.ऑप.प्र.सो.लि, ब्लॉक नं: सहकार टॉकीज जवळ,टिळक नगर, रोड : चेंबूर,मुंबई 400089, इतर माहिती: मौजे चेंबूर,ऑफिस चे क्षेत्रफळ 33.46 चौ. मी. बिल्ट अप,सोबत टेरेस चे क्षेत्रफळ 46.47 चौ. मी. सोबत एक कार पार्किंग स्पेस नं.25 सहित((C.T.S. Number : 5 ;))	
(5) क्षेत्रफळ	33.46 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:-हितेश फतेहचंद जैन तर्फे मुखत्यार पुष्पा फतेहचंद जैन वय:-70 पत्ता:-प्लॉट नं: 202 सी , माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: विकास पार्क, मित चौकी, मालाठ पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AADPJ2702K 2): नाव:-निरुपा हितेश जैन तर्फे मुखत्यार पुष्पा फतेहचंद जैन वय:-70 पत्ता:-प्लॉट नं: 202 सी , माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: विकास पार्क, मित चौकी, मालाठ पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AUFPS2546G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मित शांतीलाल गाला वय:-31; पत्ता:-प्लॉट नं: सी-806, माळा नं: ., इमारतीचे नाव: कुशल टॉवर को.ऑप.हौ.सोसायटी लिमिटेड, ब्लॉक नं: शॉपर स्टॉप टिळक नगर,चेबूर, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-AXCPG0287E	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2024	
(10)दस्त नोदणी केल्याचा दिनांक	30/05/2024	
(11)अनुक्रमांक,खंठ व पृष्ठ	14625/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	594000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st January 2025**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 37,73,790.00 (Rupees Thirty Seven Lakhs Seventy Three Thousands Seven Hundred And Ninety 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

