

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5819/22-23	Dated 18-Mar-23
Buyer (Bill to) COSMOS BANK - VEERA DESAI ROAD Veera Desai Road Andheri West Branch Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30336 / 46168	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total			360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mr. Raman Lalit Khanna & Mrs. Zaida Usman Ali Akhtar
 - Commercial Unit No. 224, 2nd Floor, Building No. 9,
 "Laxmi Plaza", Shree Laxmi Plaza Premises Co-op.
 Soc. Ltd., Laxmi Industrial Estate, New Link Road,
 Andheri (West), Mumbai - 400 053, State -
 Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Raman Lalit Khanna & Mrs. Zaida Usman Ali Akhtar**

Commercial Unit No. 224, 2nd Floor, Building No. 9, "**Laxmi Plaza**", **Shree Laxmi Plaza Premises Co-op. Soc. Ltd.**, Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai – 400 053,
State – Maharashtra, Country – India.

Latitude Longitude - 19°08'09.7"N 72°49'45.5"E

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Valuation Prepared for:

Cosmos Bank

Veera Desai Road Andheri (West) Branch

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),
Mumbai – 400 053, State – Maharashtra, Country – India.



Our Pan India Presence at :

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Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation of Commercial Unit No. 224, 2nd Floor, Building No. 9, "Laxmi Plaza", Shree Laxmi Plaza Premises

Co-op. Soc. Ltd., Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai – 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 the Fair Market Value as on 18.03.2023 for Bank Loan Purpose
2	Date of inspection	17.03.2023
3	Name of the owner/ owners	Mr. Raman Lalit Khanna & Mrs. Zaida Usman Ali Akhtar
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	Address: Commercial Unit No. 224, 2 nd Floor, Building No. 9, "Laxmi Plaza", Shree Laxmi Plaza Premises Co-op. Soc. Ltd., Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. Contact Person: Mr. Sujit Parab (Accountant) Contact No. 022 67105083
6	Location, street, ward no	Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai.
	Survey/ Plot no. of land	CTS No. 627 of Village Oshiwara
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. = 518.00 Loft Area in Sq. Ft. = 309.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 500.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 600.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai – 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
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 60,000.00 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.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Unit in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 2005 (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.
<p>Remark: As per site inspection, The Unit No. 222, 223 & 224 is internally amalgamated with Separate entrance but can be identify individually. Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. The said valuation is only for Unit No. 224. For the purpose of valuation, we have considered the area as per Agreement of Unit No. 224.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch to assess fair market value as on 18.03.2023 for Commercial Unit No. 224, 2nd Floor, Building No. 9, "Laxmi Plaza", Shree Laxmi Plaza Premises Co-op. Soc. Ltd., Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Raman Lalit Khanna & Mrs. Zaida Usman Ali Akhtar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.01.2022 between M/s. GMT Cargo Handling Services Pvt. Ltd. (the Vendor) and Mr. Raman Lalit Khanna & Mrs. Zaida Usman Ali Akhtar (the Purchaser).
2	Copy of Part Occupancy Certificate No. CE / 5578 / WS / AK dated 10.01.2005 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Commencement Certificate No. CE / 5578 / WS / AK dated 07.10.1999 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at CTS No. 627 of Village Oshiwara, Andheri (West), Mumbai. The property falls in Commercial Zone. It is at a walkable distance 1.2 Km. from D. N. Nagar 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" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is normal. The building is used for commercial purpose. 2nd Floor is having 50 Commercial Unit. The building is having 6 Lifts.

Commercial Unit:

The commercial unit under reference is situated on the 2nd Floor. The composition of office is Working Area + 2 Cabins + Loft etc. The commercial office is finished with Vitrified & wooden type flooring, Teak wood door frame with flush shutters, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 18th March 2023

The Carpet Area of the Commercial Unit	:	500.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per part occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	18 Years
Cost of Construction	:	600.00 X 3,000.00 = ₹ 18,00,000.00
Depreciation $\{(100-10) \times 18 / 60\}$:	27.00%
Amount of depreciation	:	₹ 4,86,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,96,230.00 per Sq. M. i.e. ₹ 27,520.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,68,157.00 per Sq. M. i.e. ₹ 24,912.00 per Sq. Ft.
Prevailing market rate	:	₹ 38,000.00 per Sq. Ft.
Value of property as on 18.03.2023	:	500.00 Sq. Ft. X ₹ 38,000.00 = ₹ 1,90,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 18.03.2023	:	₹ 1,00,04,500.00 - ₹ 4,86,000.00 = ₹ 1,85,14,000.00
Total Value of the property	:	₹ 1,85,14,000.00
The realizable value of the property	:	₹ 1,66,62,600.00
Distress value of the property	:	₹ 1,48,11,200.00
Insurable value of the property (600.00 X 3,000.00)	:	₹ 18,00,000.00
Guideline value of the property (600.00 X 24,912.00)	:	₹ 1,49,47,200.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 224, 2nd Floor, Building No. 9, "Laxmi Plaza", Shree Laxmi Plaza Premises Co-op. Soc. Ltd., Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India for this particular purpose at ₹ 1,85,14,000.00 (Rupees One Crore Eighty Five Lakh Fourteen Thousand Only) as on 18th March 2023.

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 **18th March 2023 is ₹ 1,85,14,000.00 (Rupees One Crore Eighty Five Lakh Fourteen Thousand 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- DECLARATION

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:

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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 Unit situated on 2 nd Floor
3.	Year of construction	2005 (As per part occupancy certificate)
4.	Estimated future life	42 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with glass door, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified & Wooden type flooring
11.	Finishing	Cement plastering
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.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Not Provided
18.	No. of lifts and capacity	6 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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

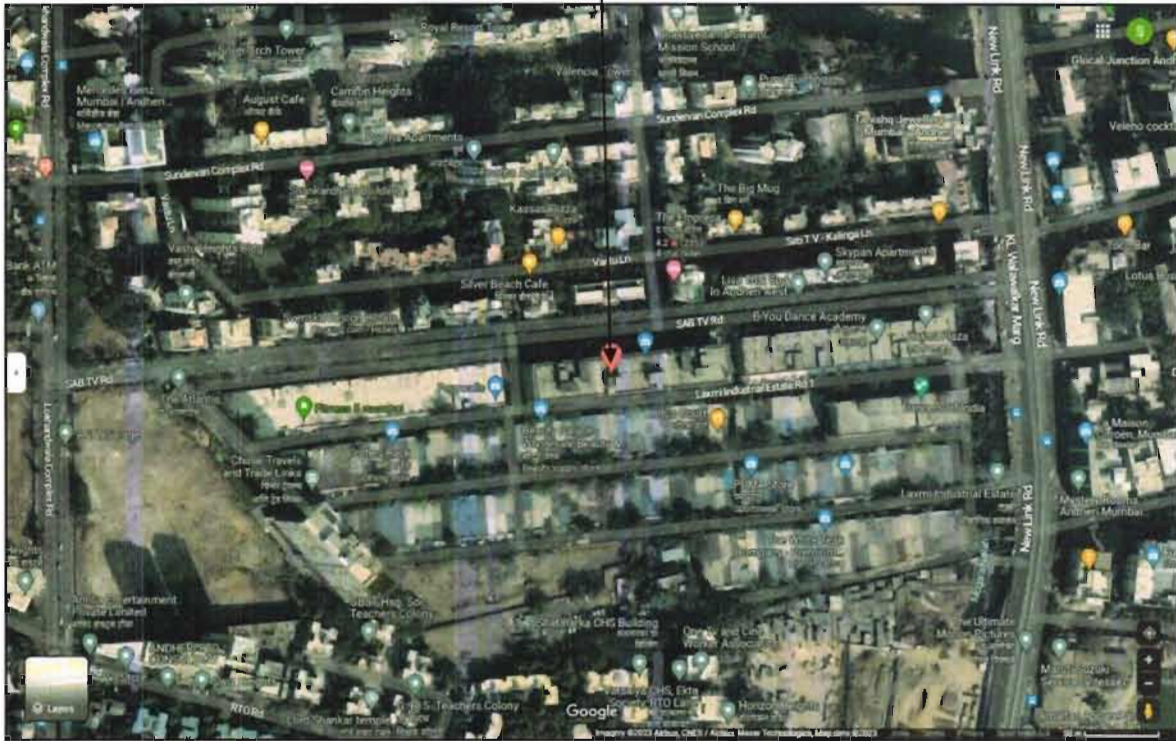


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°08'09.7"N 72°49'45.5"E

Note: The Blue line shows the route to site from nearest metro station (D. N. Nagar – 1.2 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE: OSHIWARA Commence From 1st April 2022 To 31st March 2023							
Typical Area	Urban		Local Body Type		Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai						
Land Here	Terrain: 27.45 m. D. P. Road to the North, between Laxmi Industrial Estate and Apara Char. Linking Road to the East, Village Boundary to the South and West.						
Rate of Land + Building in ₹ per sq. m. Built-Up							
Type	Sub-Zone	Land	Residential	Office	Shop	Industrial	Rate
50	50/241	140270	257590	296200	321990	257590	
C.T.S.No 1A/251 1A/254 1A/255 1A/256 1A/258 1A/259 1A/260 1A/261 1A/262 1A/263 1A/264 1A/265 1A/266 1A/267 1A/268 1A/269 1A/270 1A/271 1A/272 1A/273 1A/274 1A/275 1A/276 1A/277 1A/278 1A/279 1A/280 1A/281 1A/282 1A/283 1A/284 1A/285 1A/286 1A/287 1A/288 1A/289 1A/290 1A/291 1A/292 1A/293 1A/294 1A/295 1A/296 1A/297 1A/298 1A/299 1A/300 1A/301 1A/302 1A/303 1A/304 1A/305 1A/306 1A/307 1A/308 1A/309 1A/310 1A/311 1A/312 1A/313 1A/314 1A/315 1A/316 1A/317 1A/318 1A/319 1A/320 1A/321 1A/322 1A/323 1A/324 1A/325 1A/326 1A/327 1A/328 1A/329 1A/330 1A/331 1A/332 1A/333 1A/334 1A/335 1A/336 1A/337 1A/338 1A/339 1A/340 1A/341 1A/342 1A/343 1A/344 1A/345 1A/346 1A/347 1A/348 1A/349 1A/350 1A/351 1A/352 1A/353 1A/354 1A/355 1A/356 1A/357 1A/358 1A/359 1A/360 1A/361 1A/362 1A/363 1A/364 1A/365 1A/366 1A/367 1A/368 1A/369 1A/370 1A/371 1A/372 1A/373 1A/374 1A/375 1A/376 1A/377 1A/378 1A/379 1A/380 1A/381 1A/382 1A/383 1A/384 1A/385 1A/386 1A/387 1A/388 1A/389 1A/390 1A/391 1A/392 1A/393 1A/394 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<input type="button" value="Compare With Previous Year"/>							

Stamp Duty Ready Reckoner Market Value Rate for Unit	2,96,230.00			
No increase on Unit Located on 2 nd Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,96,230.00	Sq. Mtr.	27,520.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,40,270.00			
The difference between land rate and building rate (A – B = C)	1,55,960.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,68,157.00	Sq. Mtr.	24,912.00	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

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Buy Sell Rent Home Loans
Post Property

₹4.25 Cr ₹178/sqft [Apply for loan](#)

1500 Sq.ft Commercial Office Space For Sale in **Laxmi Industrial Estate, Mumbai**

20 Seats 2 Cabins Furnished 2 Car Parking

Super Area: 1500 sqft - ₹178/sqft	Carpet Area: 962 sqft - ₹178/sqft	Floor: 3 (Out of 3 Floors)
Units On Floor: 14	Pantry: Wet Pantry	Washroom: 1
Overlooking: Main Road Facing	Facing: North	LEED Certification: Not Applicable

Wet Pantry/Cafeteria Available 2 Open Parking(s) Available

[Contact Agent](#) [Get Phone No.](#)

Contact Agent
Hitesh Dharod -91-2010000088

Your Name

Email

IND +91 Mobile Number

I Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price	₹4.25 Cr
Booking Amount	₹15.0 Lac
Facilities	Lift, Reserved Parking
Address	Laxmi Industrial estate, Laxmi Industrial Estate, Mumbai - Western Mumbai, Maharashtra
Floors	3
Water Availability	24 Hours Available

magicbricks
Buy Sell Rent Home Loans
Post Property

₹2.10 Cr ₹24705/sqft [Apply for loan](#) VERIFIED ON SITE

Office Space For Sale in Laxmi Business Park, **Laxmi Industrial Estate, Mumbai**

Unfurnished 1 Car Parking

Commercial Complex: Laxmi Business Park	Super Area: 850 sqft - ₹24705/sqft	Carpet Area: 475 sqft - ₹44218/sqft
Floor: 3 (Out of 5 Floors)	Units On Floor: 8	Pantry: Wet Pantry
Washroom: 1	Overlooking: Main Road Facing	Facing: North

Virtual Space Option Available Wet Pantry/Cafeteria Available

[Contact Agent](#) [Get Phone No.](#)

Last contact made 1 day ago

Contact Agent
Sandeep Singh -91-9860000007

Your Name

Email

IND +91 Mobile Number

I Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price	₹2.1 Cr
Booking Amount	₹10.0 Lac
Facilities	Power Back Up, Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Air Conditioned, Visitor Parking, Intercom Facility, Internet/Wi-Fi Connectivity, RO Water System, Cafeteria/Food Court, Conference Room, CCTV Camera, Fire Sprinklers, Projector, Tea/Coffee, Printer, Whiteboard, Wheelchair Accessibility
Address	Laxmi industrial estate New Link Road Andheri West, Laxmi Industrial Estate, Mumbai - Western Mumbai, Maharashtra


Price Indicators

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Sign In My Activity Post Property FREE

₹ 4.0 Cr **1540 Sq-ft Commercial Office Space f...** Agent: 100+ Buyers Served [Contact Now](#)

for sale in [Laxmi Industrial Estate, Mumbai](#)

PROPERTY DETAILS



4 photos

Floor: 5 (Out of 5 Floors)	Units on Floor: 16	Overlooking: Garden/Park
Super area: 1540 sqft - ₹ 25.97/sqft	Carpet area: 1100 sqft - ₹ 36.34/sqft	Landscaping: 28%
Furnished status: Unfurnished	Seats: Suitable for 15-22 seats	Washroom: 1
Car parking: 2 Covered	Construction Status: Ready to Move	Building Class: Grade A-

USP: Virtual Space Option Available

Contact Agent
Save for Later

Save Property
Don't want to share your details with the agent right now?

Save Property for Later

Description


Fully furnished office located at prime location with the good condition of furniture additional details there is 24 hrs dedicated security available separate electricity it is under CCTV surveillance. Full power backup is available.

magicbricks
Sign In My Activity Post Property FREE

₹ 3.60 Cr **1000 Sq-ft Commercial Office Space** Agent: Srinidhi [Contact Now](#)

for sale in [Laxmi Industrial Estate, Mumbai](#)

PROPERTY DETAILS



1 photos

Floor: 2 (Out of 6 Floors)	Carpet area: 1000 sqft - ₹ 36.00/sqft	Washrooms: 4
Furnished status: Furnished	Construction Status: Ready to Move	Car parking: None

Contact Owner
Save for Later

Save Property
Don't want to share your details with the agent right now?

Save Property for Later

Description

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th March 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 1,85,14,000.00 (Rupees One Crore Eighty Five Lakh Fourteen Thousand Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ACADEMICS,
2.5.4.23e3d3226e49a35cc3e3c39e0465978490cf3c3d811931
1527907418b0652, postalCode=400069, st=Maharashtra,
serialNumber=41, c=IN, email=manojbaburaochalikwar@vastukala.com,
emailAddress=manojbaburaochalikwar@vastukala.com,
Date: 2023.03.20 09:23:30 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create