

VALUATION REPORT

Of

M/S. CHARISMA JEWELLERY PRIVATE LIMITED

At.

“MULTISTORIED BUILDING”,
Unit No. 004, Ground Floor,
SEEPZ-SEZ, Marol Industrial Area
Village Vyaravali Parajapur, Andheri (East),
Tal. Andheri & District Mumbai 400 096



For,

STATE BANK OF INDIA- SME VILE PARLE BRANCH

BY

MAYRA ASSOCIATE
MR. VINOD P. TALATHI

Govt. Approved Valuers, Chartered Engineers

Thane Office: Flat No:208 , Floor 2nd, Pinak Gold Chendani Ram Maruti Road, Thane (W) 400601 Mob: 9112127783

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Dapoli Office: At Post Jalgaon (Bazarpeth), Tal. Dapoli, Dist. Ratnagiri. Mob: 8485063557 Tel.: 02358- 283292

Email: vtalathi500@gmail.com

Vinod P. Talathi

B.E(Civil), M.I.E.

Govt. Approved Valuer & Chartered Engg.

(Govt. Reg. No.: CAT No. I-203 of 2013-2-14)

Email:vtalathi500@gmail.com

PNL/VT/SBI/23-24/10/483_Vinod Talathi



To,
STATE BANK OF INDIA
BRANCH: SME VILE PARLE BRANCH

VALUATION REPORT (IN RESPECT OF OFFICE)

PNL/VT/SBI/23-24/09/483

Date: 06/10/2023

I	GENERAL	
1	Purpose for which the valuation is made	For Bank Loan
2	a) Date of Inspection	: 29/09/2023
	b) Date on which the valuation is made	: 06/10/2023
3	List of document produced for perusal	
	Sub-Lease	: Between The Development Commissioner, SEEPZ Special Economic Zone (The Lessee) and Shri. Amit Arun Mehta Director of M/s. Charisma Jewellery Private Limited (The Sub-Lessee) Dated: 31/05/2010
	SEEPZ-SEZ Letter	: Issued by SEEPZ-SEZ, No. SEEPZ-SEZ:EMS:Sub.Lease:CJ:08-09/9878, Dated 05/12/2008
	SEEPZ-SEZ Letter	: Issued by SEEPZ-SEZ, No. SEEPZ-SEZ/EMS/Sub-Lease/CJPL/128/08-09/5754, Dated 08/06/2010
	MIDC Order Letter	: Issued by MIDC, No. MIDC SEEPZ/M.B./471/2008, Dated 04/06/2008
	Approved Plan	: Issued by Industrial Safety and Health, Mumbai, No. PLN/394/09/TMM/11296/6, Dated 25/08/2009
	Occupation Certificate & Building Completion Certificate	: Issued by MIDC, No. DE(II)/MIDC/224/of 2009, Dated 27/02/2009 for Multistoried Building at SEEPZ-SEZ
	Building Completion Certificate:	: Issued by MIDC, SEEPZ Sub Division, No. DE/SEEPZ/261/2009, Dated 24/02/2009 (For Basement + Ground + Six upper floors)
	Possession Receipt	: Issued by MIDC, Dated 06/06/2008 for Unit No. 004
4	Name of the owner(s) and his/ their address (es) with phone no.(details of share of each owner in case of joint ownership)	: M/S. CHARISMA JEWELLERY PRIVATE LIMITED
5	Brief Description of the property	: The property is commercial unit located on ground floor in building known as " MULTISTORIED BUILDING ". The building is comprising of 2 basements + ground + 6 th upper floors. The said building is situated at SEEPZ-SEZ, Marol Industrial Area, Village Vyaravali Parajapur, Andheri (East), Tal. Andheri & District Mumbai 400 096 & about 4 Km distance away from Andheri Railway



		Station
	Location of the property	
	a) Plot No./ Survey No.	: SDF-I & SDF – II SEEPZ-SEZ
	b) Door No.	: Unit No. 004
	c) T.S.No. / Village	: Village Vyaravali Parajapur
	d) Ward / Taluka	: Andheri
	e) Mandal/ District	: Mumbai
	f) Date of issue and validity of layout of approval map/plan	No. PLN/394/09/TMM/11296/6, Dated 25/08/2009
	g) Approval map/ Plan issuing authority	Issued by Industrial Safety and Health, Mumbai
	h) Whether genuineness or authenticity of approved map/plan is verified	Yes
	i) Any other comments by our empanelment valuer on authentic of approved plan	No
7	Postal address of the property	: Unit No. 004, Ground Floor, “ MULTISTORIED BUILDING ”, SEEPZ-SEZ, Marol Industrial Area, Village Vyaravali Parajapur, Andheri (East), Tal. Andheri & District Mumbai 400 096
8	City/ Town	: Andheri (East)
	Residential Area	: Nil
	Commercial Area	: Yes
	Industrial Area	: Yes
9	Classification of the Area	
	i) High/ Middle/ Poor	: Middle Class
	ii) Urban / Semi Urban/ Rural	: Urban
10	Coming under Corporation limit/ Village Panchayat Municipality	: Within the Limits of MIDC, SEEPZ Sub Division
11	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	: No
12	Boundaries of the Property	As per Actual
	North	: Wall
	South	: Wall
	East	: AC Wing
	West	: Lobby
	Dimensions of the site	A
		As per the Deed
		B
		As per Actual
14	North	: SDF-II Building
	South	: SDF-I Building
	East	: SEEPZ Internal Road
	West	: SEEPZ Internal Road
14	Extent of the site	NA
14.1	Latitude, Longitude & Co-ordinates of unit	Longitude – 72.874769, Latitude – 19.125825



15	Extent of the site considered for valuation (least of 13A & 13B)	NA
16	Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Commercial
2.	Location	Village Vyaravali Parajapur
	T. S. No.	: SDF-I & SDF – II SEEPZ-SEZ
	Office No.	: Unit No. 004
	Ward No.	: ----
	Village/Municipality/Corporation	: Under limits of MIDC, SEEPZ Sub Division
	Door No., Street or Road (Pin Code)	: 400 096
3.	Description of the locality Residential/ Commercial/ Mixed	: Mixed
4.	Year of Construction	: 2009 Year (as per BCC)
5.	Number of Floors	: 2 Basements + Ground + 6 th upper floors
6.	Type of Structure	: R.C.C frame structure
7.	Number of dwelling units in the Building	: 8 units on each floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11	Facilities Available	:
	Lift	: Yes, 5 Nos.
	Protect Water Supply	: Municipal
	Underground Sewerage	: Yes
	Car Parking – Open/ Covered	: Yes, Covered
	Does Compound Wall exist?	: Yes
	Is pavement laid around the Building	: Yes
III	Unit	
1	The Floor on Which Office is situated	: Ground Floor
2.	Door No. of the Office	: Unit No. 004
3	Specification of Office	
	Roof	: RCC Slab
	Flooring	: Vitrified tiles
	Doors	: Wooden Door
	Windows	: Aluminium sliding window
	Fitting	: Concealed
	Finishing	: Distemper
4	House Tax	: Details not available
	Assessment No.	: NA
	Tax paid in the name of	: NA
	Tax amount	: NA
5	Electricity Service Connection No.	: Details not available
	Meter Card in the name of	: NA



6	How is the maintenance of the Office?	:	NA
7	Sale Deed executed in the name of	:	M/S. CHARISMA JEWELLERY PRIVATE LIMITED
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the Plinth area of the Office		As per Sub-Lease Saleable Built-up area -7919 sq.ft. (is considered for valuation)
10	What is the floor space index (app.)	:	NA
11	What is the Carpet Area of the Office	:	Measurement C.A- 6236 Sq.ft.
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium
13	Is it being used for residential or Commercial	:	Commercial & Industrial
14	Is it Owner occupied or Let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	---
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra potential value	:	Good commercial & industrial area. All the civic amenities are within close proximity of the building. It is 4 Km distance away from Andheri Railway Station.
3	Any negative factors are observed which affect the market value is general?	:	No
V	Rate		
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	:	Rs. 9,000/- to Rs. 11,000/- per Sq. Ft on Saleable Built-up area depending upon location and amenities.
2	Assuming is the new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	Rs. 9,000/- to Rs. 11,000/- per Sq. Ft on Saleable Built-up area depending upon location and amenities.
3	Break - up for the rate		
4	i)	Building + Services	: Rs. 2,800/- Sq.ft
	ii)	Land + Others	: Rs. 7,800/- Sq.ft
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed		



5	In case of variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	The Ready Reckoner Rates are guide line rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply & demand, Also Specifications & other amenities Provided for the Property. We have Considered the factors which elevates the value of the property. It is well located & easy reaches both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we have given the Fair market value as mentioned below.
6	Details of the last two transactions in the locality/area to be provided, if available	:	Surrounding latest transactions are not available for the above location.
7	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/tidal level must be incorporated)	:	Falling under in CRZ II, no such threat observed.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated Building Rate		
	Replacement cost of Office with Services(v (3)i)	:	Rs. 2,800/- Sq.ft
	Age of the building	:	14 Years old (as per BCC)
	Life of the building estimated	:	46 years (Subjected to proper maintenance of building)
	Depreciation percentage assuming the salvage value as	:	20%
	Depreciated Ratio of the building	:	---
b.	Total composite rate arrived for valuation	:	---
	Depreciated building rate VI (a)	:	Rs. 2,240/- Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 7,800/- Sq.ft.
	Total Composite Rate	:	Rs. 10,040/- Sq.ft



Details of Valuation:

Sr. No.	Description	Qty. (Saleable Built-up area)	Rate per Sq. ft. Rs.	Estimated Value Rs.
1	Present value of the Office	7919 Sq.ft	Rs. 10,040/-	Rs. 7,95,06,760/-
2	Wardrobes/Furniture	----	----	----
3	Showcases	----	----	----
4	Kitchen Arrangements	----	----	----
5	Superfine Finish	----	----	----
6	Interior Decorations	----	----	----
7	Electricity deposits / electrical fittings, etc.	----	----	----
8	Extra collapsible gates/grill works etc.	----	----	----
9	Potential value, if any	----	----	----
10	Others	----	----	----
	Total			Rs. 7,95,06,760/-

Remark: We took into consideration the area specified in the sublease because some portion of the area in the given approved plan is not mentioned.



As a result of my appraisal and analysis, it is my considered opinion that the **Fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 7,95,06,760/-** (In Words- Rs. Seven Crore Ninety Five Lakh Six Thousand Seven Hundred Sixty Only).

The **Realizable value** of the above property is **Rs.7,15,56,084/-** (In Words- Rs. Seven Crore Fifteen Lakh Fifty Six Thousand Eighty Four Only)

The **Distress value** of the above property is **Rs. 6,36,05,408/-** (In Words- Rs. Six Crore Thirty Six Lakh Five Thousand Four Hundred Eight Only)

The **Government Guideline value** of Office is **Rs. 5,98,51,802/-** (In Words- Rs. Five Crore Ninety Eight Lakh Fifty One Thousand Eight Hundred Two Only).

The **Rental value** of Office is **Rs. 1,98,767/-** (In Word – Rs. One Lakh Ninety Eight Thousand Seven Hundred Sixty Seven Only).

The **Insurance value** of Office is **Rs. 1,77,38,560/-**(In Word – Rs. One Crore Seventy Seven Lakh Thirty Eight Thousand Five Hundred Sixty Only).



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Date. 06/10/2023

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated 06/10/2023 We are satisfied that the fair and reasonable market value of the property is Rs. -----/(In Words- Rs. -----
-----Only).

Signature

(Name of the Branch manager with office seal)

(Annexure-I)

DECLARATION CUM- UNDERTAKING

I. Mr. Vinod P Talathi son of Prakash Talathi do hereby solemnly affirm and state that

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report date 06/10/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our Associate inspected the property on 29/09/2023, the work is not subcontracted by any valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been de panelled/ delisted by any other bank and in case any such de panelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity
- j. I have not been declared to be unsound mind
- k. I am not an un discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an un discharged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number ACOPT7270M /GSTN Number 27ACOPT7270M1ZN
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.



- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A) signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor authorized official of the firm, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The asset under valuation for Office and Located in a prominent locality.
2	purpose of valuation and appointing authority	To determine the value of the property
3	identity of the valuer and any other experts involved in the valuation;	Mr. Vinod P Talathi
4	disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets value.
5	date of appointment, valuation date and date of report;	Date of Appointment-28/09/2023 Date of Valuation - 06/10/2023 Date of Report - 06/10/2023
6	inspections and/or investigations undertaken;	Our Associate inspected the property on 29/09/2023
7	nature and sources of the information used or relied upon;	Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the client based on circumstances/information provided/ material content.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party



		different.
10	major factors that were taken into account during the valuation;	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
11	major factors that were not taken into account during valuation;	Which are not in point no. 10
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	

Date. 06/10/2023

Place: Panvel



VINOD
PRAKASH
TALATHI

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VINOD PRAKASH
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Date: 2023.10.16
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Signature

(Mr. Vinod Prakash Talathi)

(Annexure-II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee.

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself! itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his! its assignments. 1

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession. Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.



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by VINOD
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Date: 2023.10.16
11:11:30 +05'30'

Signature

Date. 06/10/2023

Place: Panvel

(Mr. Vinod Prakash Talathi)

Address 305B, Poseidon Uptown Avenue,
Back Side of Karnala Sports Academy Sai Nagar,
Panvel, Tal- Panvel, Dist. Raigad

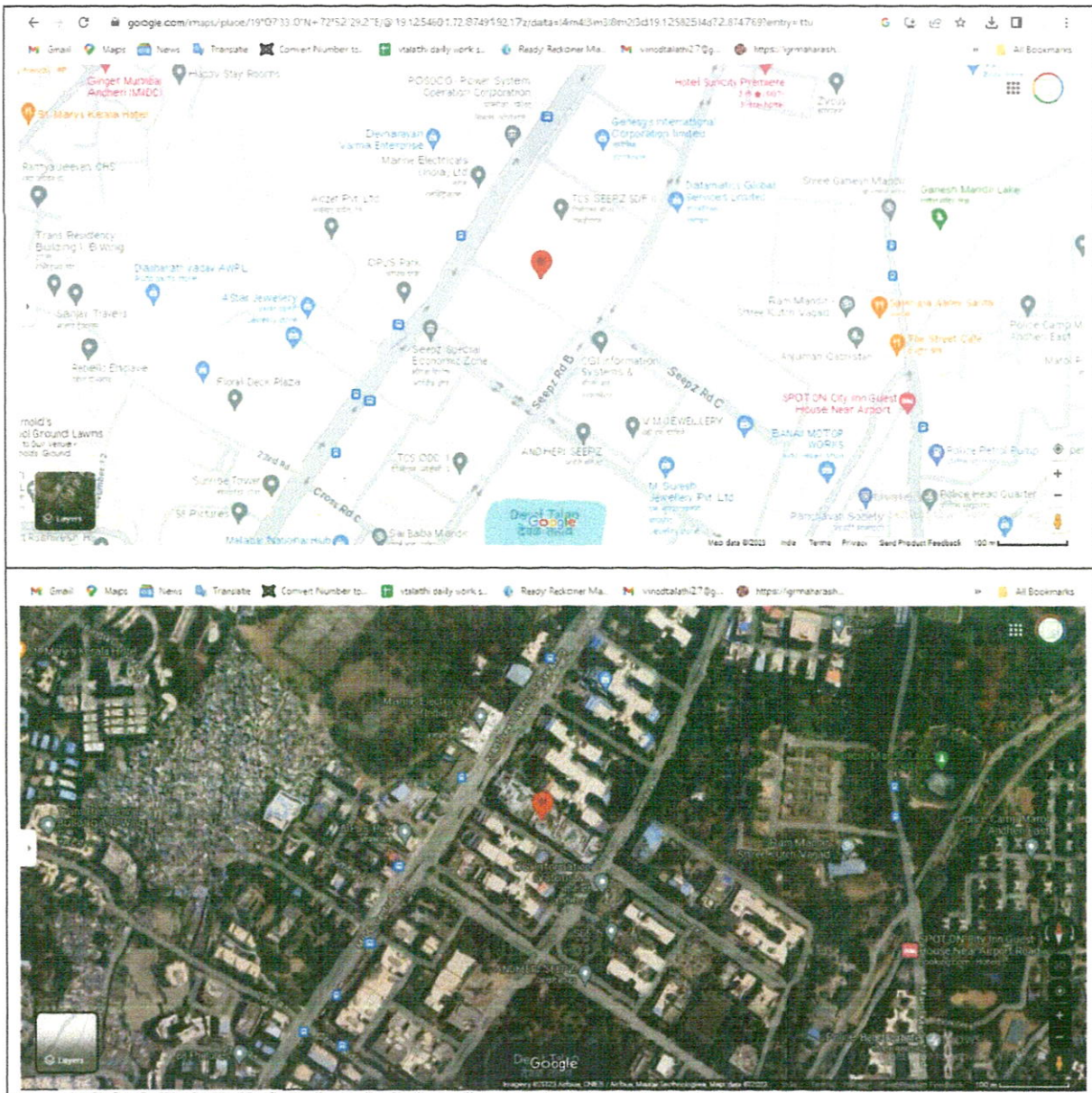
PROPERTY PHOTOS








LOCATION MAPS



Stamp Duty Ready Reckoner for year 2023-2024

Convert Number to... | vatalathi daily work s... | Ready Reckoner Ma... | vinodtalathi27@g... | https://igrmaharash...



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: 2023-2024 Language: English

Selected District: MumbaiSuburban

Select Village: परबापुर (अंधेरी)

Search By: Survey No. Location

Select	उपविभाग	सुची क्रमीत निवासी सवतिका खंडीस दुकाने	औद्योगिक एरक (Rs./)
SurveyNo:44/220-पुभाग	परबापुर गाबातील मिळकती. (ना विकास विभागातील मिळकती)	39530	85400
		101700	121500
		86540	ची मीटर



COMPARABLE VALUE


magicbricks.com/propertyDetails/1175-Sq-ft-Commercial-Office-Space-FOR-Sale-Seezp-Area-in-Mumbai&id=4d423634373635313033&dy

magicbricks Buy Rent Sell Home Loans

Home > Commercial Property for sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Seepz area > 1175 Sq-ft

₹1.30 Cr ₹11063/sqft [Apply for loan](#)

1175 Sq-ft Commercial Office Space For Sale in **Seepz Area, Mumbai**



19 Seats 2 Cabins Furnished 1 Car Parking

Super Area 1175 sqft ₹11063/sqft	Carpet Area 822 sqft ₹15815/sqft	Floor 5 (Out of 8 Floors)
Units On Floor 5	Pantry Wet Pantry	Washroom 2
Overlooking Main Road Facing	Facing East	LEED Certification Certified

+7 Photos

Assured Returns of 8% per annum Wet Pantry/Cafeteria Available

[Contact Agent](#) [Get Phone No.](#) Last contact made 7 days ago

99acres.com/ready-to-move-office-space-for-sale-in-suner-plaza-marol-mumbai-andheri-dahisar-5280-sq-ft-r2-spj-d-G67221898


99 acres Commercial Buy Enter Locality | Project | Society | Landmark

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai

₹8 Cr ₹24,242 per sq ft Ready To move Office Space for sale
Estimated EMV ₹6.38983

RENT STATUS: **NOT AVAILABLE** Website: <https://maharand.mhaonline.gov.in>

Overview Dealer Details Recommendations Articles



Property (15)

Number of Seats 100 seats	Carpet Area 3300 sq ft ₹24,242/sq ft
Super Built-up Area 5280 sq ft ₹9452/sq ft	Car parking 3 private parking spots outside the building
Meeting rooms & cabins 1 meeting room and 3 cabins available	Amenities 3 private washrooms available

3 people already contacted since last week




99acres Commercial Buy Enter Locality / Project / Society / Landmark Post property 1000

₹9.99 Cr 21,000 per sq.ft. Manufactured for Sale
 Get Rental income starting @ ₹ 1 L / month
 NOT AVAILABLE Website: https://maharashtra.gov.in

Overview Pre Leased Details Owner Details Recommendations Articles

Property (27)



Plot area: 4400 sq.ft. Carpet area: 4400 sq.ft.
 ₹ 9.99 Crore+ Govt Charges & Tax @ 25,000 per sq.ft. (approximate)
 5 to 10 Year Old
 3 people already contacted since last week

Manufacturing with 4 Washrooms
 Andheri East, Mumbai Andheri, Dahisar


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99acres Commercial Buy Enter Locality / Project / Society / Landmark Post property 1000

₹7.93 Cr 18,759 per sq.ft. Ready to move Office Space for sale
 Get Rental income starting @ ₹2.75 L / month
 NOT AVAILABLE Website: https://maharashtra.gov.in

Overview Pre Leased Details Dealer Details Articles

Property (1)



Number of seats: 70 - 90 seats Carpet Area: 4225 sq.ft.
 Super Built up Area: 6337 sq.ft.
 3 Private parking spots in basement
 1 floor (1st / 12 floors building)
 2 meeting rooms and 3 cabins available

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