

# VALUATION REPORT

Of  
**MR. ARVINDERPALSINGH CHADHA &  
MRS. ARVINDERKAUR CHADHA**

At.  
**“GOYAL SHOPPING ARCADE CHS Ltd.”,**  
Office No. 203 & 204 (Amalgamated), 2<sup>nd</sup> Floor, A Wing,  
Eksar Village, At the junction of S. V. Road, L.T. Road,  
Opp. Borivali Railway Station, Borivali (W),  
Mumbai 400092.

For,  
**STATE BANK OF INDIA- SME VASAI BRANCH**



BY  
**MYRA ASSOCIATE  
MR. VINOD P. TALATHI**

Govt. Approved Valuers, Chartered Engineers

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

**Panvel Office:** 305 B, Poseidon Uptown Avenue, Sai Nagar, Panvel, Dist- Raigad. Mob: 9096606240

**Mangaon Office:** Shop No. 3, Mangal Murti Complex, Kacheri Road, Mangaon - Raigad - 402 104. Mob.: 9112127784

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

Email: [vtalathi500@gmail.com](mailto:vtalathi500@gmail.com)

**Vinod P. Talathi**

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

Govt. Approved Valuer &amp; Chartered Engg.

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

Email:vtalathi500@gmail.com



To,

STATE BANK OF INDIA

BRANCH: SME VASAI

**VALUATION REPORT (IN RESPECT OF OFFICE)****PNL/VT/SBI/23-24/01/734****Date: 23/01/2024**

<b>I</b>	<b>GENERAL</b>		
1	Purpose for which the valuation is made		For Bank Loan
2	a) Date of Inspection	:	20/01/2024
	b) Date on which the valuation is made	:	23/01/2024
3	List of document produced for perusal		
	<b>Agreement for Sale</b>		Between Mr. Somesh H. Kyal (The Transferor) and Mr. Arvinderpalsingh Chadha (The Transferee) on dated 12/12/2000 for Office No. 203.
	<b>Agreement for Sale</b>	:	Between Mr. Ashish H. Kyal (The Transferor) and Mrs. Arvinderkaur Chadha (The Transferee) on dated 12/12/2000 for Office No. 204.
	<b>Sale Plan</b>		For Office no. 203 & 204
	<b>Title Certificate</b>		By Adv. Thakordas & Madgavkar on dated 23/12/1978.
	<b>Share certificate</b>		Certificate No. 184, in the name of Somesh Kyal Family Trust is the registered holders of five fully paid up shares of Rs. 50/- each numbered from 916 to 920 (Both inclusive in) Goyal Shopping Arcade CHSL.
	Name of the owner(s) and his/ their address (es) with phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Arvinderpalsingh Chadha &amp; Mrs. Arvinderkaur Chadha</b>
5	Brief Description of the property	:	The Office under valuation is commercial office in the building named as " <b>GOYAL SHOPPING ARCADE CHS Ltd.</b> ". Subjected Building is comprising of Basement + Ground + 03 Upper Floors. The building is situated at the junction of S. V. Road, L.T. Road, Opp. Borivali Railway Station, Borivali (W), Mumbai 400092 & about 200 Mtr. Walkable distance away from Borivali Rly. Station.
	Location of the property		
	a) Plot No./ Survey No.	:	C.S. No. 2780, 2780/1 to 46
	b) Door No.	:	Office No. 203 & 204 (Amalgamated)

	c)	T.S.No. / Village	:	Village Eksar	
	d)	Ward / Taluka	:	Borivali	
	e)	Mandal/ District	:	Mumbai	
	f)	Date of issue and validity of layout of approval map/plan		Not provided	
	g)	Approval map/ Plan issuing authority		Not provided	
	h)	Whether genuineness or authenticity of approved map/plan is verified		NA	
	i)	Any other comments by our empanelment valuer on authentic of approved plan		No	
7		Postal address of the property	:	<b>"GOYAL SHOPPING ARCADE CHS Ltd."</b> , Office No. 203 & 204 (Amalgamated), 2nd Floor, A Wing, Eksar Village, At the junction of S. V. Road, L.T. Road, Opp. Borivali Railway Station, Borivali (W), Mumbai 400092.	
8		City/ Town	:	Borivali	
		Residential Area	:	Yes	
		Commercial Area	:	Yes	
		Industrial Area	:	Nil	
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 MCGM	
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	:	Office No. 2	
		South	:	Office No. 6	
		East	:	External Wall	
		West	:	Lobby	
13		Dimensions of the site		<b>A</b>	<b>B</b>
				As per the Deed	As per Actual
		North	:	Not mentioned	Bhandarkar Bhavan
		South	:	Not mentioned	L. T. Road
		East	:	Not mentioned	S. V. Road
14		West	:	Not mentioned	Dhanraj Bhavan
		Extent of the site		NA	
	14.1	Latitude, Longitude & Co-ordinates of Office		Longitude - 72.8556016, Latitude - 19.22894135	
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		Tenant Occupied	

II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Commercial
2.	Location		Village Eksar
	T. S. No.	:	C.S. No. 2780, 2780/1 to 46
	Office No.	:	Office No. 203 & 204 (Amalgamated)
	Ward No.	:	--
	Village/Municipality/Corporation	:	Under limits of MCGM
	Door No., Street or Road (Pin Code)	:	400092
3.	Description of the locality Residential/ Commercial/ Mixed	:	Residential
4.	Year of Construction	:	1980 Year (As per site information)
5.	Number of Floors	:	Basement + Ground + 03 Upper Floors
6.	Type of Structure	:	R.C.C Frame structure
7.	Number of dwelling units in the Building	:	12 offices in A Wing
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11	Facilities Available	:	
	Lift	:	01 No.
	Protect Water Supply	:	Municipal
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	No
	Does Compound Wall exist?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Office		
1	The Floor on Which Office is situated	:	2 <sup>nd</sup> Floor
2.	Door No. of the Office	:	Office No. 203 & 204 (Amalgamated)
3	Specification of Office		
	Roof	:	RCC Slab
	Flooring	:	Vitrified flooring
	Doors	:	Wooden
	Windows	:	Aluminum sliding windows
	Fitting	:	Concealed
	Finishing	:	Sand Faced plaster
4	House Tax	:	Details not available
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	Details not available
	Meter Card in the name of	:	---
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Arvinderpalsingh Chadha &amp; Mrs. Arvinderkaur Chadha</b>

8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the Plinth area of the Office	:	<b>BUA</b> – 900 Sq.ft. (Office No. 203 - 450 Sq.ft. & Office No. 204 - 450 Sq.ft. As per agreement
10	What is the floor space index (app.)	:	NA
11	What is the Carpet of the Office	:	<b>Measured Carpet Area</b> – 597 Sq.ft. (Office No. 203 & 204).
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium
13	Is it being used for residential or Commercial	:	Commercial
14	Is it Owner occupied or Let out?	:	Tenant occupied
15	If rented, what is the monthly rent?	:	N.A.
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra potential value	:	Good residential area, All the civic amenities are within close proximity of the building. It is 200 Mtr. walkable distance away from Borivali Rly. Station.
3	Any negative factors are observed which affect the market value is general?	:	No
<b>V</b>	<b>Rate</b>		
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. 20,000/- to Rs. 27,000/- Sq.ft on Saleable 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. 20,000/- to Rs. 27,000/- Sq.ft on Saleable area depending upon location and amenities.
3	Break - up for the rate		
	i) Building + Services	:	Rs. 1800/- per Sq. ft.
	ii) Land + Others	:	Rs. 20,100 /- per Sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed		Rs. 1,57,700/- Sq.Mtr. i.e. Rs. 14,651/- Sq.ft, 50% Depreciation as per SDDR, i.e. Rs. 7,325/- per Sq.ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		

<b>a.</b>	<b>Depreciated Building Rate</b>		
	Replacement cost of Office with Services (v (3)i)	:	Rs. 1800/- per Sq. ft.
	Age of the building	:	43 Years old (As per site information)
	Life of the building estimated	:	17 years (Subjected to proper Maintenance)
	Depreciation percentage assuming the salvage value as	:	50%
	Depreciated Ratio of the building	:	---
<b>b.</b>	Total composite rate arrived for valuation	:	---
	Depreciated building rate VI (a)	:	Rs. 900/- per Sq. ft.
	Rate for Land & other V (3) ii	:	Rs. 20,100/- per Sq. ft.
	Total Composite Rate	:	Rs. 21,000/- per Sq. ft.

### Details of Valuation:

Sr. No.	Description	Super Built Up area	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Office	900 Sq.ft	Rs. 21,000/-	Rs. 1,89,00,000/-
	Car Parking Space	----	----	----
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	----	----	----
	<b>Total</b>			<b>Rs. 1,89,00,000/-</b>

### Remark:

- Offices No. 203 & 204 have been internally combined.
- We have not received copies of CC (Commencement Certificate), OC (Occupancy Certificate), or the approved plan. Therefore, we have considered the area specified in the agreement to determine the fair market value, considering a lower rate due to the building's age and the absence of CC and OC.
- The area mentioned in the agreement appears to be the super built-up area (900 Sq.ft.) when compared to the measured carpet area (597 Sq.ft.). We have considered the agreement area as the super built-up area.

As a result of my appraisal & analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,89,00,000/-** (In Words- Rs. One Crore Eighty Nine Thousand Only).

The **Realizable value** of Office is **Rs. 1,70,10,000/-** (In Words- Rs. One Crore Seventy Lakh Ten Thousand Only).

The **Distressed value** of Office is **Rs. 1,51,20,000/-** (In Words- Rs. One Crore Fifty One Lakh Twenty Thousand Only).

The **Government Guideline value** of Office is **Rs. 65,92,500 /-** (In Words- Rs. Sixty Five Lakh Ninety Two Thousand Five Hundred Only).

The **Rental value** of Office is **Rs. 47,250/-** (In Words- Rs. Forty seven Thousand Two Hundred Fifty Only).

The **Insurance value** of Office is **Rs. 8,10,000/-** (In Words- Rs. Eight Lakh Ten Thousand Only).

Signature

Date. 23/01/2024

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated \_\_\_\_\_ We are satisfied that the fair and reasonable value of the property is \_\_\_\_\_  
**Rs.** \_\_\_\_\_ In words Rs.

Signature

(Name of the Branch manager with office seal)

## Annexure-I)

### DECLARATIONCUM- 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 23/01/2024 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 20/01/2024, 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.

<b>Sr. No.</b>	<b>Particulars</b>	<b>Valuer comment</b>
1	background information of the asset being valued;	The asset under valuation for Office and Located in 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- 19/01/2024 Date of Valuation – 23/01/2024 Date of Report – 23/01/2024
6	inspections and/or investigations undertaken;	Our Associate inspected the property on 20/01/2024
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	The valuation of the property is

	account during the valuation;	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.	

Signature

Date. 23/01/2024

Place: Panvel

(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 authorized 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.

Signature

Date. 23/01/2024

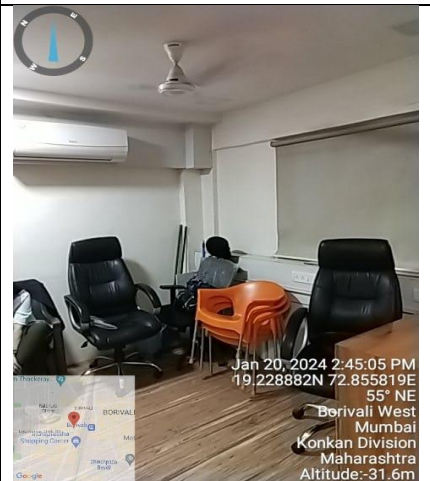
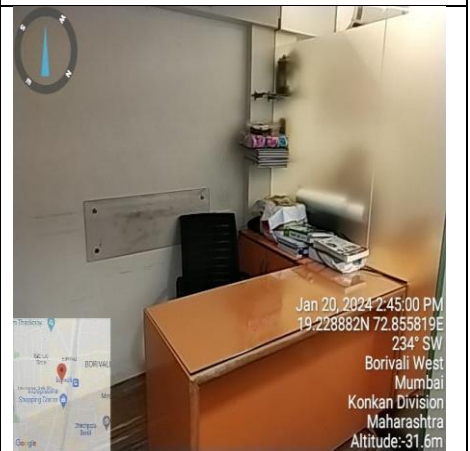
Place: Panvel

(Mr. Vinod Prakash Talathi)

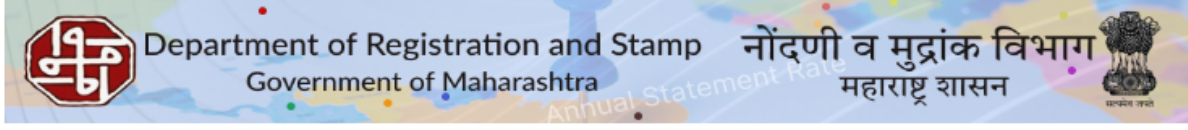
**Address** 305B, Poseidon Uptown Avenue,  
Back Side of Karnala Sports Academy Sai Nagar,  
Panvel, Tal- Panvel, Dist. Raigad



# PROPERTY PHOTOS



## Stamp Duty Ready Recknor for year 2023-2024



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

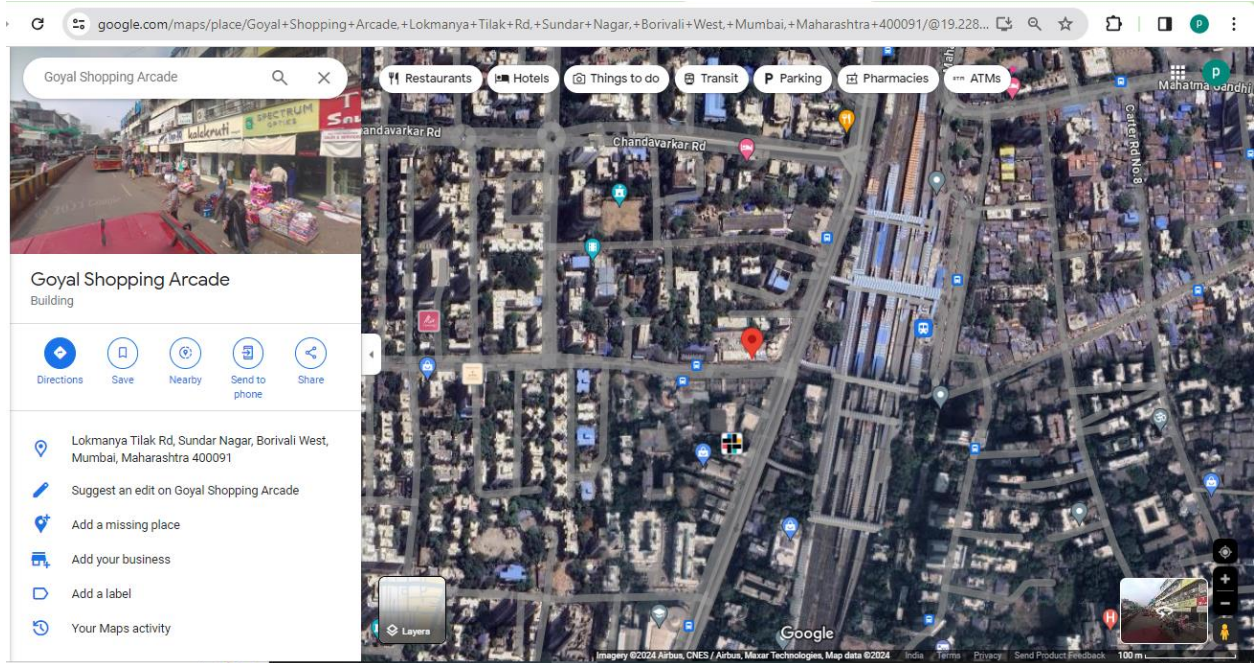
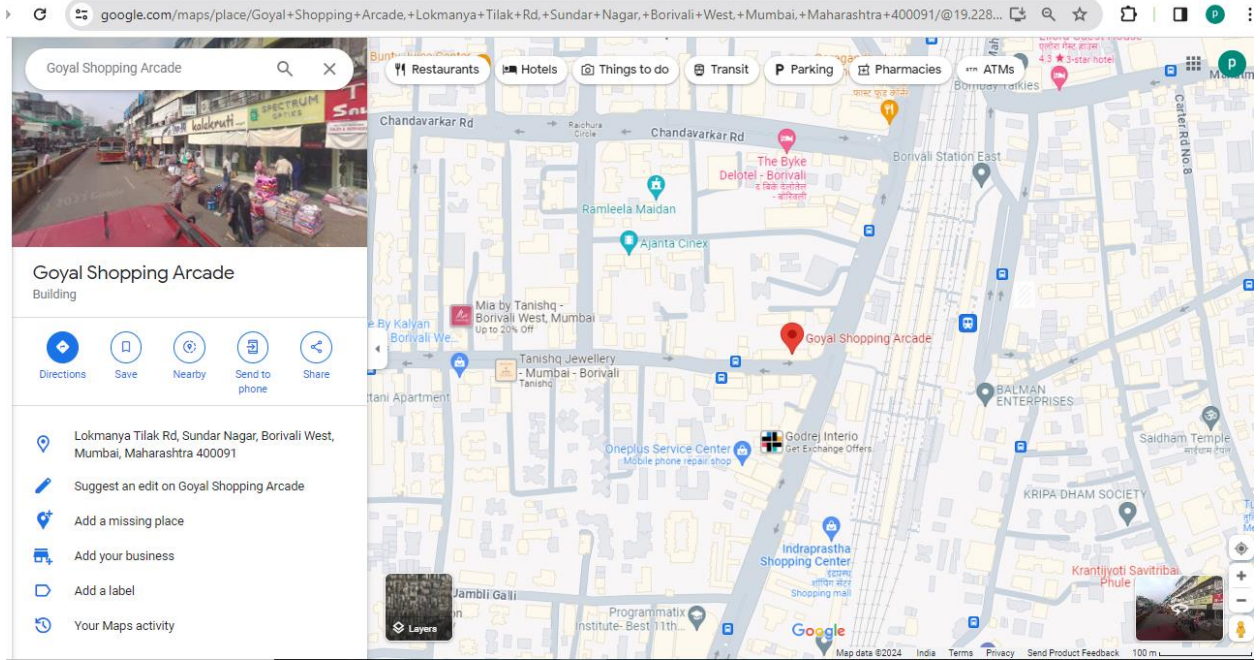
[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year	2023-2024	Language	English
Selected District	MumbaiSubUrban		
Select Village	एकसर ( बोरीवली )		
Search By	<input checked="" type="radio"/> Survey No.	<input type="radio"/> Location	
Enter Survey No	2780	<input type="button" value="Search"/>	

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
87/402 -भुभाग: लींक रोडच्या पूर्वेकडील व लोकमान्य टिळक रस्त्याच्या दक्षिणेकडील एकसर गावाचा सर्व भूभाग.	58240	134430	157700	208100	134430	चौ. मीटर अंतीम प्लॉट नंबर



# LOCATION MAPS





## COMPARABLE VALUE

Mumbai ▾
Buy ▾
Rent ▾
Projects ▾
Agents ▾
Services ▾
Resources ▾

Data
Intelligence
Prime Member

Sell or Rent Property
Login

Home > Property for Sale in Mumbai > Property for Sale in Borivali West > Commercial Office Space 660 Sq.Ft. in Borivali West Mumbai

215 Views

### Commercial Office Space 660 Sq.Ft. in Borivali West Mumbai

Listing ID #5683999

₹ 2.6 Cr.

Furnished

660 Sq.Ft. (Carpet Area)

Yes

**Need Loan?**  
Get Free Credit Score!

Get Instant Home Loan

Request for Call

Map View

Valuation Report

₹1999

₹999

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Cashbacks and discounts worth ₹75,000

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Benefits worth ₹75,000 in just **₹4,999**

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Posted on: Jan 15, 24    Property ID: 54523277

₹3.75 Cr

₹3.49 Cr

₹28195/sqft

EMI - ₹1.69L

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Office Space For Sale in **IC Colony, Mumbai**

Furnished

1 Car Parking

<p>Super Area</p> <p>1330 sqft</p> <p>₹28195/sqft</p>	<p>Carpet Area</p> <p>1050 sqft</p> <p>₹35,714/sqft</p>	<p>Floor</p> <p>Ground (Out of 7 Floors)</p>
<p>Units On Floor</p> <p>10</p>	<p>Pantry</p> <p>Personal Pantry</p>	<p>Washroom</p> <p>2</p>
<p>Overlooking</p> <p>Garden/Park Facing</p> <p>Main Road Facing</p>	<p>Facing</p> <p>East</p>	<p>Lift</p> <p>1</p>

Property Currently Leased Out

Personal Pantry/Cafeteria Available

Contact Owner

Book Site Visit

Last contact made 59 days ago

Contact Owner

QUIZ ELECTRONICS

91-93XXXXXXX

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**₹ 2.65 Cr** ₹28804/sqft EMI - ₹1.20L [Get pre-approved loan](#)

Office Space For Sale in **Borivali West, Mumbai**

**Grade A- | Furnished | 1 Car Parking**

<b>Super Area</b> 920 sqft ₹28,804/sqft	<b>Carpet Area</b> 735 sqft ₹36,054/sqft	<b>Floor</b> 2 (Out of 4 Floors)
<b>Units On Floor</b> 4	<b>Washroom</b> 1	<b>Overlooking</b> Garden/Park Facing Main Road Facing
<b>Facing</b> North - East	<b>LEED Certification</b> Certified	

Property Currently Leased Out  1 Open Parking(s) Available

**Contact Owner** **Get Phone No.**

**Patel kirtikumar Prahladbahi**  
+91-97XXXXXXX

**Contact Owner** **Get Phone No.** Last contact made 52 days ago