

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Sujata Anil Jadhav**

Commercial Office No. 706, 7<sup>th</sup> Floor, Building B, “**Sagar Tech Plaza “B” Premises Co-op. Soc. Ltd.**”,  
Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°06'09.1"N 72°53'09.7"E

### Valuation Done for:

**Cosmos Bank**




**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086,  
State - Maharashtra, Country - India.



#### **Our Pan India Presence at :**

|   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

 **Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Commercial Office No. 706, 7<sup>th</sup> Floor, Building B, “Sagar Tech Plaza “B” Premises Co-op. Soc. Ltd.”, Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mrs. Sujata Anil Jadhav.**

Boundaries of the property.

North : Sagar Heights  
South : Wing - A  
East : Sagar Heritage CHSL  
West : Road

Considering various parameters recorded, 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 for ₹ 1,91,37,160.00 (Rupees One Crore Ninety One Lakh Thirty Seven Thousand One Hundred Sixty 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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Director

Auth. Sign.

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
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Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Valuation Report of Commercial Office No. 706, 7<sup>th</sup> Floor, Building B, "Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, 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 23.03.2024 for Banking Purpose   |
| 2  | Date of inspection   | 19.03.2024   |
| 3  | Name of the owner/ owners  | <b>Mrs. Sujata Anil Jadhav</b>   |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership   |
| 5  | Brief description of the property  | <b>Address:</b><br>Commercial Office No. 706, 7 <sup>th</sup> Floor, Building B, "Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.<br><br><b>Person Met at Site:</b><br>Mrs. Neha Verma (Accounts Staff)<br>Contact No. 8879261424 |
| 6  | Location, street, ward no  | Andheri Kurla Road   |
|    | Survey/ Plot no. of land   | City Survey No. 721, 721/1, 721/A, 721/B of Village – Mohili   |
| 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 and Private cars   |
|    | <b>LAND</b>  |  |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features                          | Carpet Area in Sq. Ft. = 709.00<br>(Area as per Actual Site Measurement)<br><br><b>Carpet Area in Sq. Ft. = 709.00</b><br><b>(Area as per Gift Deed)</b><br><br>Built-up Area in Sq. Ft. = 851.00<br>(Carpet Area + 20%)   |

|    |  |   |
|----|--|---|
| 13 | Roads, Streets or lanes on which the land is abutting  | Andheri Kurla Road  |
| 14 | If freehold or leasehold land  | Freehold  |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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.  |
|    | <b>IMPROVEMENTS</b>  |   |
| 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 – Hindustan Co-op. Credit Society Ltd.  |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully   |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per MCGM norms<br>Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>   |   |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Hindustan Co-op. Credit Society Ltd.  |
|    | (ii) Portions in their occupation  | Fully Occupied  |

|    |       |   |  |
|----|-------|---|--|
|    | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each   | ₹ 1,26,000.00 Present rental income per month for fully furnished office   |
|    | (iv)  | Gross amount received for the whole property  | Details not available  |
| 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.   |
|    |       | <b>SALES</b>  |  |
| 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 an Office Premises 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.  |
|    |       | <b>COST OF CONSTRUCTION</b>   |  |
| 41 |       | Year of commencement of construction and  | Year of Construction – 2004 (As per Occupancy  |

|    |  |              |
|----|--|--------------|
|    | year of completion   | Certificate) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both?   | N. A.        |
| 43 | For items of work done on contract, produce copies of agreements   | N. A.        |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A.        |
|    | <b>Remark:</b>   |              |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 23.03.2024 for Commercial Office No. 706, 7<sup>th</sup> Floor, Building B, "Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mrs. Sujata Anil Jadhav**.

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

|    |   |
|----|---|
| 1. | Copy of Gift Deed dated 30.03.2021 b/w. Mr. Anil Laxmanrao Jadhav (The Donor) and Mrs. Sujata Anil Jadhav (The Donee)                                       |
| 2. | Copy of Society Share Certificate Document No. 073 dated 05.01.2011 in the name of Anil Laxmanrao Jadhav & Sujata Anil Jadhav                               |
| 3. | Copy of Society Maintenance Bill Document No. 514 dated 18.01.2024 in the name of Anil Jadhav   |
| 4. | Copy of Full Occupancy Certificate Document No. CE / 3743 / BPES / AL dated 30.04.2004 issued by Municipal Corporation of Greater Mumbai                    |
| 5. | Copy of Agreement for Sale dated 23.01.2007 b/w. Shri. Surender R. Rawat (The Vendor) and Smt. Sujata Anil Jadhav (The Purchaser) for 50% of vendor's share |

### LOCATION:

The said building is constructed on City Survey No. 721, 721/1, 721/A, 721/B of Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072. The property falls in Commercial Zone. It is at a travelling distance of 290 Mt. from Sakinaka metro station.

### BUILDING:

The building under reference is having Basement (Part) + Ground + 9 Upper Floors (As per Occupancy certificate). 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for commercial purpose. 7<sup>th</sup> Floor is having 11 Commercial Units. The building is having 3 lifts.

**Office Premises:**

The Office Premises under reference is located on the 7<sup>th</sup> Floor. It consists of Working area + 3 Cabins + entrance passage + Pantry Area + Toilet. The Office Premises is finished with partly Wooden & partly Vitrified tiles flooring, Teak wood door frame with Glass Door, Glass facade windows, concealed wiring and concealed plumbing etc.

**Valuation as on 23<sup>rd</sup> March 2024**

|   |   |  |
|---|---|--|
| <b>The Carpet Area of the Office Premises</b>                               | : | <b>709.00 Sq. Ft.</b>                                    |
| <b>The Built-up Area of the Office Premises</b>                             | : | <b>851.00 Sq. Ft.</b>                                    |
| <b>Deduct Depreciation</b>  |   |  |
| Year of Construction of the building  | : | 2004 (As per Occupancy Certificate)                      |
| Expected total life of building   | : | 60 Years   |
| Age of the building as on 2024  | : | 20 Years   |
| Cost of Construction  | : | 851.00 Sq. Ft. X ₹ 2,800.00 = ₹ 23,82,800.00             |
| Depreciation $\{(100-10) \times 20/60\}$                                    | : | 30.00%   |
| Amount of depreciation  |   | ₹ 7,14,840.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,59,422.00 per Sq. M.<br>i.e. ₹ 14,811.00 per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 1,38,211.00 per Sq. M.<br>i.e. ₹ 12,840.00 per Sq. Ft. |
| Prevailing market rate  | : | ₹ 28,000.00 per Sq. Ft.                                  |
| <b>Value of property as on 23.03.2024</b>                                   | : | <b>₹ 709.00 Sq. Ft. X ₹ 28,000.00 = ₹ 1,98,52,000.00</b> |

(Area of property x market rate of developed land & Commercial premises as on 2023-24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

|  |   |  |
|--|---|--|
| <b>Depreciated fair value of the property as on 23.03.2024</b> | : | <b>₹ 1,98,52,000.00 - ₹ 7,14,840.00 =<br/>₹ 1,91,37,160.00</b> |
| <b>Total Value of the property</b>                             | : | <b>₹ 1,91,37,160.00</b>  |
| <b>The realizable value of the property</b>                    | : | <b>₹ 1,72,23,444.00</b>  |
| <b>Distress value of the property</b>                          | : | <b>₹ 1,53,09,728.00</b>  |
| <b>Insurable value of the property</b>                         | : | <b>₹ 23,82,800.00</b>  |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 706, 7<sup>th</sup> Floor, Building B, "Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India for this particular purpose at ₹ 1,91,37,160.00 (Rupees One Crore Ninety One Lakh Thirty Seven Thousand One Hundred Sixty Only) as on 23<sup>rd</sup> March 2024.

## **NOTES**

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **23<sup>rd</sup> March 2024 is ₹ 1,91,37,160.00 (Rupees One Crore Ninety One Lakh Thirty Seven Thousand One Hundred Sixty 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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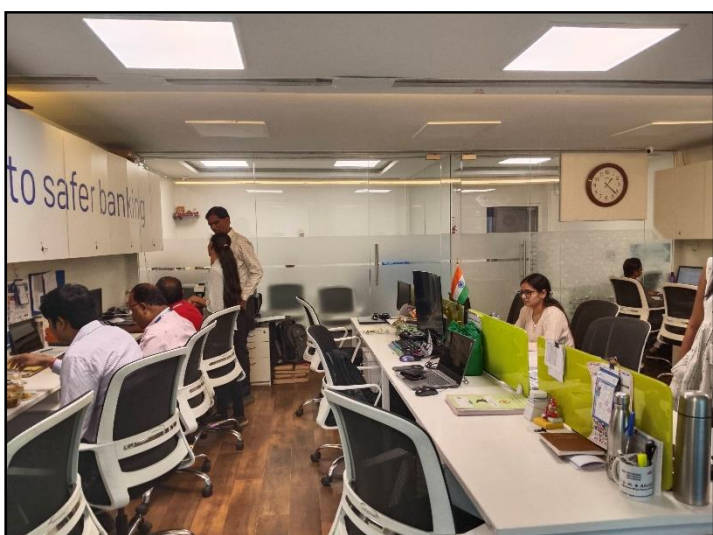
**ANNEXURE TO FORM 0-1**

| <b>Technical details</b> |   | <b>Main Building</b>   |
|--------------------------|---|--|
| 1.                       | No. of floors and height of each floor                          | Basement (Part) + Ground + 9 Upper Floors<br>(As per Occupancy certificate)        |
| 2.                       | Plinth area floor wise as per IS 3361-1966                      | N.A. as the said property an Office Premises situated on 7 <sup>th</sup> Floor     |
| 3                        | Year of construction  | 2004 (As per Occupancy Certificate)  |
| 4                        | Estimated future life   | 40 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, Glass facade windows                         |
| 10                       | Flooring  | partly Wooden & partly 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                       | (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<br>Height and length<br>Type of construction      | 6'.0" High, R.C.C. column with B. B. masonry wall                                  |
| 18                       | No. of lifts and capacity                                       | 3 lifts  |

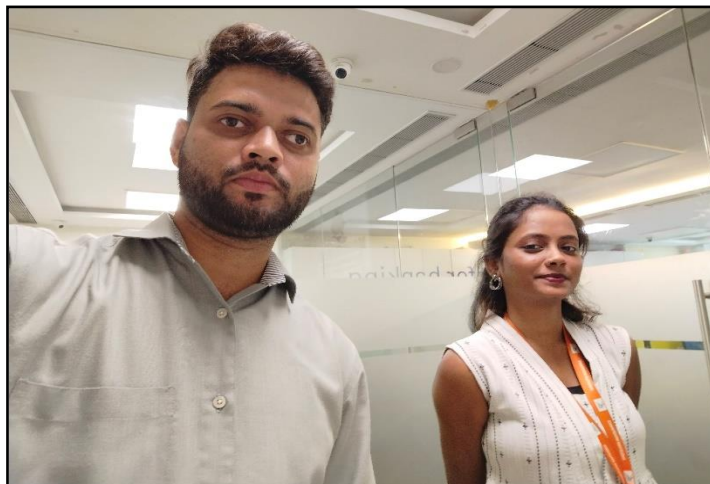
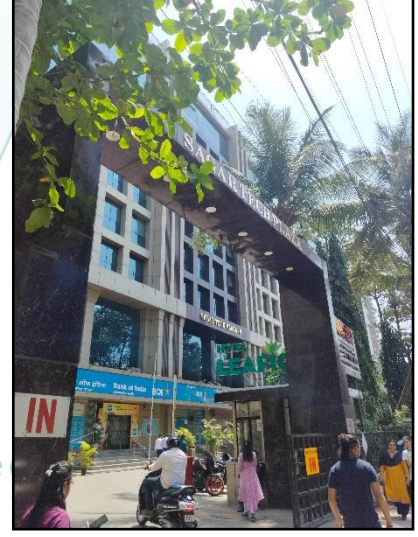
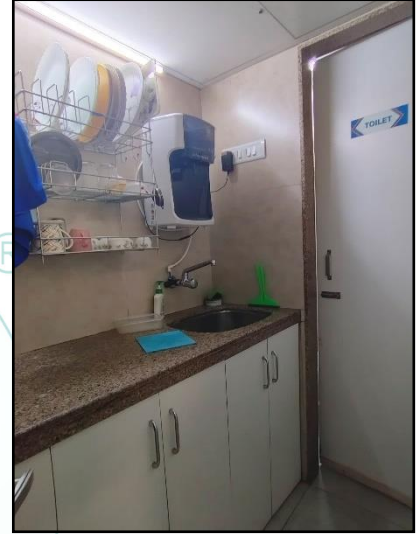
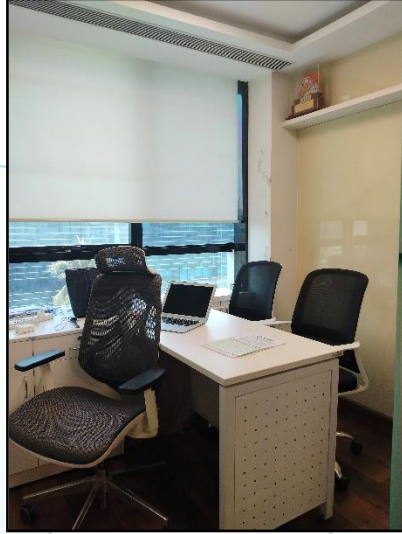
|    |  |   |
|----|--|---|
| 19 | Underground sump – capacity and type of construction   | R.C.C tank                                    |
| 20 | Over-head tank<br>Location, capacity<br>Type of construction                                     | R.C.C tank on terrace                         |
| 21 | Pumps- no. and their horse power   | As per requirement                            |
| 22 | Roads and paving within the compound<br>approximate area and type of paving                      | Chequered tiles flooring in open spaces, etc. |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System        |

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## Actual site photographs

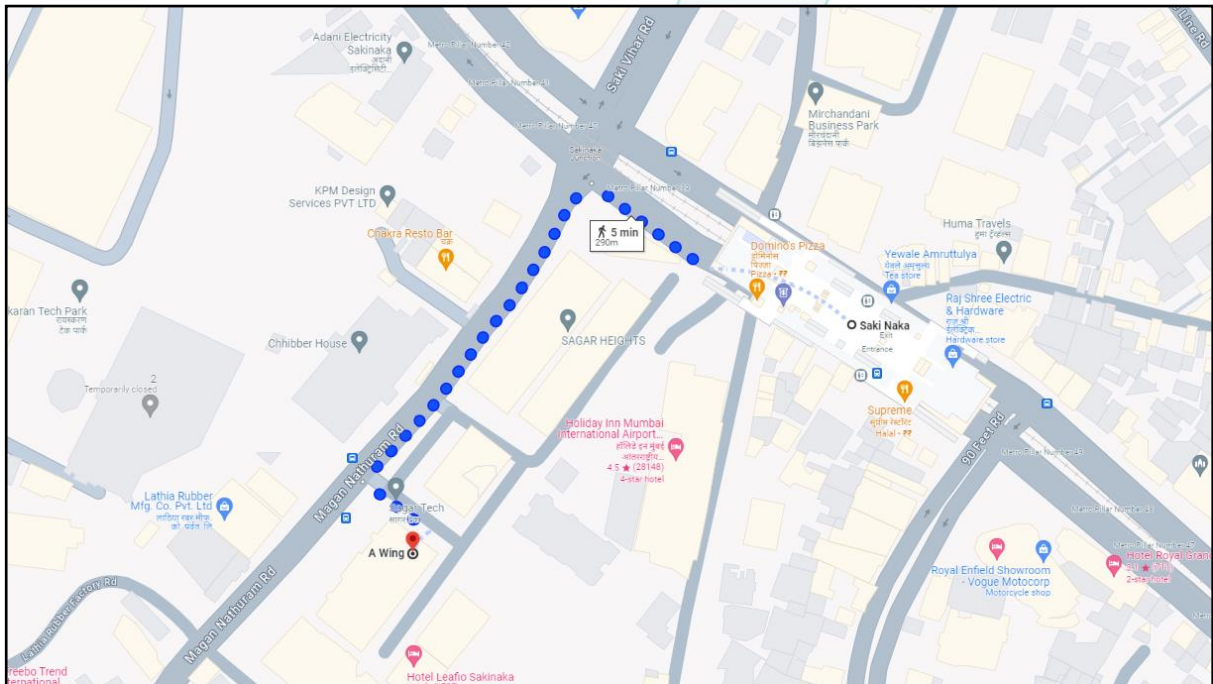
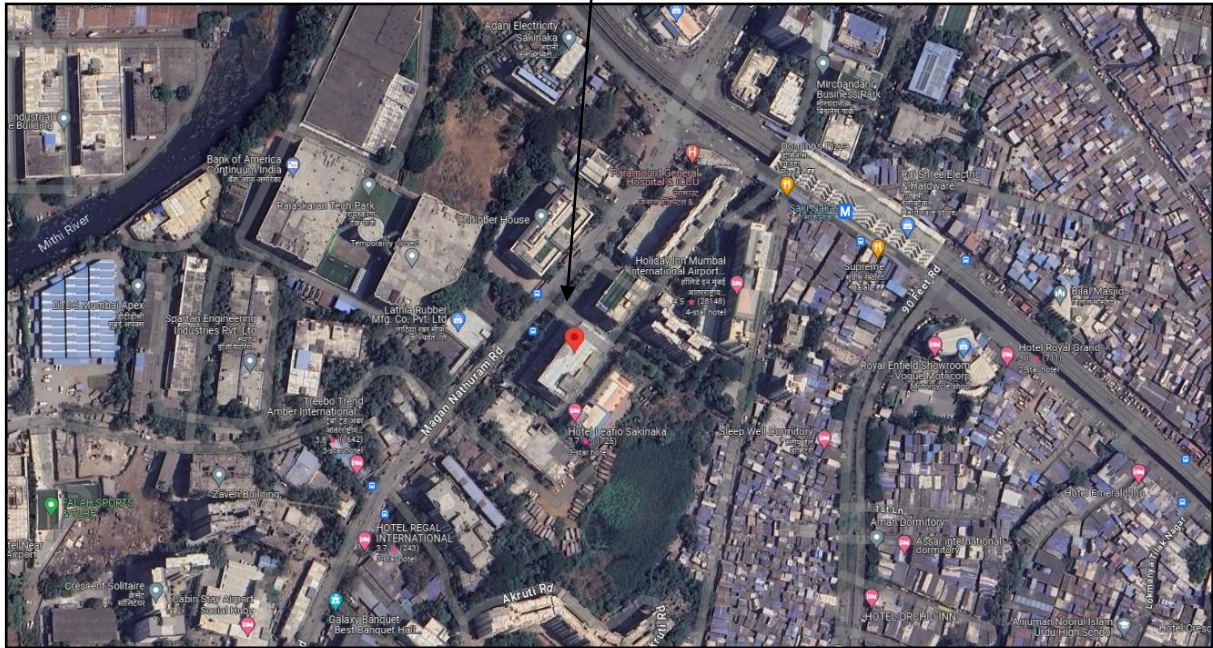


## Actual site photographs



# Route Map of the property

Site u/r



**Latitude Longitude - 19°06'09.1"N 72°53'09.7"E**

**Note: The Blue line shows the route to site from nearest metro station (Sakinaka – 290 Mt.)**

## Ready Reckoner Rate

| DIVISION / VILLAGE : MOHILI<br>Commence From 1st April 2023 To 31st March 2024  |   |       |                 |                       |        |            |
|---|---|-------|-----------------|-----------------------|--------|------------|
| Type of Area  | Urban   |       | Local Body Type | Corporation "A" Class |        |            |
| Local Body Name   | Municipal Corporation of Greater Mumbai   |       |                 |                       |        |            |
| Land Mark   | Terrain: Saki Naka to Ghatkopar to the North, Passing 45 m. Wide Road, Village Boundaries to the East, South, and West (Properties in this Valuation Zone). |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up  |   |       |                 |                       |        |            |
| Zone  | Sub Zone  | Land  | Residential     | Office                | Shop   | Industrial |
| 109   | 109/521   | 53370 | 132030          | 151830                | 165030 | 132030     |
| 642, 642/11, 642/45, 642/46, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 673, 679, 680, 681, 682, 683, 684, 685, 686, 687, 693, 693/1, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 718, 721/1, 723, 737, 739B, 740B, 741B, 749, 750, 751, 752, 753, 755, 755B, 756, 757, 758, 759, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 779, 780, 781, 782, 783, 783/27, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 802B, 803, 804, 805, 806, 807, 808, 809, 810, 811, 813, 814, 815, 816, 817, 818, 820B, 825, 826, 827, 828, 829, 830, 831, 833, 839, 840, 841, 842, 843, 848, 850, 851, 852, 853, 854, 855, 856, 857, 857/1, |   |       |                 |                       |        |            |

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# Price Indicators

**NOBROKER**

Office Space In Andheri, Mumbai For Sale  
Andheri Kurla Road, Sagar Tech

₹1.4 Crores  
15,364 / Sq.Ft

₹1.05 Lacs/Month  
Estimated EMIL

723 Sq.Ft  
Built Up Area

517 Sq.Ft  
Carpet Area

Apply Loan

Office Space  
Property Type

Reserved  
Parking: 0 Bunk

Freehold  
Ownership Type

1  
Of Total 7 Floors

Unfurnished  
Furnishing

Less Than A Year  
Age of Property

Sep 28, 2023  
Posted On

Immediately  
Availability

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Neighb: Hiranandani Lightfall, Symphony IT Park, Phoenix Marketcity, PVR Cinema, Harid Naka

**NoBroker Services**

Create Agreement  
Check Loan Eligibility  
Estimate Interiors Cost  
Book Legal Services  
Book Renovations

**Activity On This Property**

9 Unique Views  
0 Shortlists  
0 Contacts  
Powered by: NBBGIndia

**Similar Properties**

Office Space in Saki Naka, Mumbai for sale  
Sagar Tech, Saki Naka metro station  
₹14.5 Lacs  
Price  
11.3 Crores  
Area  
423 sqft

Office Space in Saki Naka, Mumbai for sale

**Amenities**

Power Backup  
Need To Arrange  
Washroom(s)  
No Washroom  
Security

Common  
Water Storage Facility  
NA

**magicbricks** Buy Rent Sell Home Loans

Hi, nitesh Post Property FREE

Posted on: Feb 10, 24 Property ID: 71322699

₹2.26 Cr ₹21421/sqft EMI - ₹1,02L | Can I afford it? PREMIUM PROJECT

Office Space For Sale in Project Sagar Tech Plaza, Andheri East, Mumbai

15 Seats 2 Cabins Furnished 1 Car Parking

Commercial Complex  
**Project Sagar Tech Plaza**

Super Area  
1055 sqft  
₹21-421/sqft

Carpet Area  
750 sqft  
₹30,133/sqft

Floor  
4 (Out of 10 Floors)

Pantry  
Wet Pantry

Washroom  
1

Overlooking  
Main Road Facing

Facing  
East

LEED Certification  
Certified

Wet Pantry/Cafeteria Available 1 Covered Parking(s) Available

Contact Agent Get Phone No.

**Contact Agent**  
Ashok Gupta +91-98XXXXXXX  
Get Phone No.

**More Details**

Price ₹2.26 Cr  
Booking Amount ₹4.5 Lac

# Price Indicators

**NOBROKER**

Office Space In Sakinaka, Mumbai For Sale

₹ 2 Crores  
23,520 / Sq.Ft.

₹ 1.5 Lacs/Month  
Estimated DMI

850 Sq.Ft  
Built Up Area

Apply Loan

Commercial Buy

Mehra Compound Road Sakinaka Pali, Sakinaka Mumbai, Maharashtra 400072, near Dattaraj Plaza

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Sakinaka / Office space for Sale in Sakinaka / Property Details

Photos Location

Office Space

Property Type

Freehold

Ownership Type

Fully Furnished

Furnishing

Nov 6, 2023

Posted On

Public

2

Of Total 3 Floors

5 To 10 Year

Age of Property

Immediately

Availability From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

Amenities

Power Backup Full

Washroom(s) No Washroom

Security

Common

Water Storage Facility NA

Activity On This Property

4 Unique Views

0 Shortlists

Similar Properties

Office Space In Sakinaka, Mum

Location: Kurla Rd, Dattaraj Plaza

₹17.5 Lacs

Price

₹17.5 Crores

Office Space In Sakinaka, Mum

zendesk

NoBroker Support

Live Support

Customer Support

Chat started

Natasha

Hi, we can help you in finding the right commercial property. Please let me know your requirement.

Type a message here...

**magicbricks** Buy Rent Sell Home Loans

Hi, nitesh Post Property

Posted on: Mar 09, 24 Property ID: 70406059

₹ 2.85 Cr ₹ 17963/sqft EMI - ₹ 1,29L Can I afford it? PREMIUM PROJECT VERIFIED ON SITE

Office Space For Sale in Project Sagar Tech Plaza, **Andheri East, Mumbai**

Unfurnished 1 Car Parking

Commercial Complex

**Project Sagar Tech Plaza**

Super Area 1581 sqft ₹ 17,963/sqft

Carpet Area 1091 sqft ₹ 26,123/sqft

Floor 7 (Out of 10 Floors)

Pantry Wet Pantry

Washroom 1

Overlooking Main Road Facing

Facing East

LEED Certification Certified

Virtual Space Option Available Wet Pantry/Cafeteria Available

Contact Agent Get Phone No.

Last contact made 43 days ago

More Details

Price ₹ 2.85 Cr

Booking Amount ₹ 5.7 Lac

Contact Agent Ashok Gupta +91-98XXXXXXX

Get Phone No.



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **23<sup>rd</sup> March 2024**

The term Value is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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 **₹ 1,91,37,160.00 (Rupees One Crore Ninety One Lakh Thirty Seven Thousand One Hundred Sixty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Auth. Sign.

Think.Innovate.Create