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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: **M/s. Bright Outdoor Media Pvt. Ltd.**

Commercial Office No. 908, 9th Floor, " **Crescent Royale Co-Op. Premises Soc. Ltd.**", Morya Estate,  
Veera Desai Road, Off New Link Road, Village – Oshiwara, Andheri (West), Mumbai,  
Taluka – Andheri, Mumbai Suburban District, PIN Code – 400 053,  
State – Maharashtra, Country – India

**Latitude Longitude - 19°08'23.6"N 72°50'06.2"E**

#### Intended User:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West),  
Mumbai - 400 028, State - Maharashtra, Country – India

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- |            |        |           |           |
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#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Dadar Branch/ M/s. Bright Outdoor Media Pvt. Ltd. (010940/2310576) Page 2 of 21

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Vastu/Mumbai/02/2025/10940/2310576  
15/5-226-PABS  
Date: 15.02.2025

### VALUATION OPINION REPORT

The property bearing Commercial Office No. 908, 9th Floor, " **Crescent Royale Co-Op. Premises Soc. Ltd.**", Morya Estate, Veera Desai Road, Off New Link Road, Village – Oshiwara, Andheri (West), Mumbai, Taluka – Andheri, Mumbai Suburban District, PIN Code – 400 053, State – Maharashtra, Country – India belongs to **M/s. Bright Outdoor Media Pvt. Ltd.**

Boundaries of the property.

North	:	Crescent Towers
South	:	Internal Road & Oberoi Springs
East	:	Residential Building
West	:	Morya House

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 ₹ **1,59,36,750.00 (Rupees One Crore Fifty-Nine Lakh Thirty-Six Thousand Seven Hundred Fifty 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.**

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01



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- |  |  |   |   |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

 **+91 2247495919**

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**Valuation Report of Commercial Office No. 908, 9th Floor, "Crescent Royale Co-Op. Premises Soc. Ltd.", Morya Estate, Veera Desai Road, Off New Link Road, Village – Oshiwara, Andheri (West), Mumbai, Taluka – Andheri, Mumbai Suburban District, PIN Code – 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 15.02.2025 for Banking Purpose
2	Date of inspection	03.09.2024
3	Name of the owner/ owners	<b>M/s. Bright Outdoor Media Pvt. Ltd.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Company Ownership
5	Brief description of the property	<b>Address:</b> Commercial Office No. 908, 9th Floor, " <b>Crescent Royale Co-Op. Premises Soc. Ltd.</b> ", Morya Estate, Veera Desai Road, Off New Link Road, Village – Oshiwara, Andheri (West), Mumbai, Taluka – Andheri, Mumbai Suburban District, PIN Code – 400 053, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Shekhar Manjrekar (Tenant's Employee) Contact No. 7977236663
6	Location, street, ward no	Veera Desai Road, Off New Link Road, K/W – Ward, Village – Oshiwara
7	Survey/ Plot no. of land	Survey No. 48, Hissa No. 4, CTS No. 720/A/3 of Village – Oshiwara
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial & Industrial 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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 607.00 Mezzanine Floor Area in Sq. Ft. = 339.00 (Area as per Actual Site Measurement)

		<b>Carpet Area in Sq. Ft. = 450.00 (Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 540.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Veera Desai Road, Off New Link 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.  (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.
	<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
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	

	(i)	Names of tenants/ lessees/ licensees, etc	Tenant occupied
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent / compensation / license fee, etc. paid by each	₹ 41,500.00 Expected rental income per month
	(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 a Commercial Office 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 completion	Year of commencement of construction – 2008 (As per Commencement Certificate) Year of Completion – 2012 (As per 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.
<b>Remark:</b> <u>Area as per Actual Site Measurement is more than the area mentioned in the agreement.</u> <u>For the purpose of valuation, we have considered area as per Agreement for sale.</u>		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 15.02.2025 for Commercial Office No. 908, 9th Floor, "**Crescent Royale Co-Op. Premises Soc. Ltd.**", Morya Estate, Veera Desai Road, Off New Link Road, Village – Oshiwara, Andheri (West), Mumbai, Taluka – Andheri, Mumbai Suburban District, PIN Code – 400 053, State – Maharashtra, Country – India belongs to **M/s. Bright Outdoor Media Pvt. Ltd.**

**We are in receipt of the following documents:**

1.	Copy of Deed of Exchange dated 25.04.2018 b/w Mr. Tarunesh Yogesh Upadhyay (Party of the First Part) and M/s. Bright Outdoor Media Pvt. Ltd. (Party of the Second Part)
2.	Copy of Society NOC Letter dated 04.04.2018
3.	Copy of Commencement Certificate Document No. CE / 7239 / WS / AK dated 26.06.2008 issued by Municipal Corporation of Greater Mumbai (Further C.C. extended as on 02.04.2013 upto top of 12 <sup>th</sup> (Part) floor)
4.	Copy of Full Occupancy Certificate Document No. CE / 7239 / WS / AK dated 13.07.2012 issued by Municipal Corporation of Greater Mumbai (Basement (Part) for Car Parking + Basement (Part) for Storage + Ground + 1 <sup>st</sup> to 10 <sup>th</sup> + 11 <sup>th</sup> (Part) upper Floor only)
5.	Copy of Approved Plan Document No. CE / 7239 / WS / AK dated 11.07.2011 issued by Municipal Corporation of Greater Mumbai
6.	Copy of Previous Valuation Report dated 11.05.2018

**LOCATION:**

The said building is located at Survey No. 48, Hissa No. 4, CTS No. 720/A/3 of Village – Oshiwara, Morya Estate, Veera Desai Road, Off New Link Road, Andheri (West), Mumbai, Taluka – Andheri, Mumbai Suburban District, PIN Code – 400 053, State – Maharashtra, Country – India. The property falls in Commercial & Industrial Zone. It is at a travelling distance 1.7 km. from Oshiwara Metro station.



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**BUILDING:**

The building under reference is having Basement (Part) for Car Parking + Basement (Part) for Storage + Ground + 12 upper Floor. 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 whole building is used for Commercial purpose. 09<sup>th</sup> Floor is having 8 Commercial Offices. 4 Lifts were provided in building.

**Commercial Office:**

The Office under reference is situated on the 9th Floor. It consists of Reception Area + Working Area + 2 Cabin + Toilets + Mezzanine Floor. The Commercial Office is finished with Marble flooring, Teak Wood Door frame with Glass door, Concealed wiring. As per Approved Building Plan, the property is Data Processing Unit No. 1. But as per Site Inspection & typical Floor plan attached to the agreement, the property is Unit No. 908. It is having 2 entrances. There is extended building portion adjoining to lifts which is used as additional entrance to the office. This extended portion is not shown in approved building plans. Accordingly, Carpet area as per measurement is more than area as per agreement.

**Valuation as on 14<sup>th</sup> February 2025**

<b>The Carpet Area of the Commercial Office</b>	:	<b>450.00 Sq. Ft.</b>
<b>The Built-Up Area of the Commercial Office</b>	:	<b>540.00 Sq. Ft.</b>

**Deduct Depreciation:**

Year of Construction of the building	:	2012 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2025	:	13 years
Cost of Construction	:	540.00 Sq. Ft. X ` 2,500.00 = ` 13,50,000.00
Depreciation $\{(100-10) \times 12 / 60\}$	:	19.50%
Amount of depreciation		₹ 2,63,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,61,083.00 per Sq. M. i.e. ` 24,255.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,55,250.00 per Sq. M. i.e. ` 23,713.00 per Sq. Ft.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
<b>Value of property as on 15.02.2025</b>	:	<b>540.00 Sq. Ft. X ₹ 30,000.00 = ₹ 1,62,00,000.00</b>

(Area of property x market rate of developed land & Commercial premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 15.02.2025</b>	:	<b>₹ 1,62,00,000.00 - ₹ 2,63,250.00 = ₹ 1,59,36,750.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,59,36,750.00</b>



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<b>The realizable value of the property</b>	:	<b>₹ 1,43,43,075.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,27,49,400.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 13,50,000.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 1,28,05,020.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 908, 9th Floor, "**Crescent Royale Co-Op. Premises Soc. Ltd.**", Morya Estate, Veera Desai Road, Off New Link Road, Village – Oshiwara, Andheri (West), Mumbai, Taluka – Andheri, Mumbai Suburban District, PIN Code – 400 053, State – Maharashtra, Country – India for this particular purpose at **₹ 1,59,36,750.00 (Rupees One Crore Fifty Nine Lakh Thirty Six Thousand Seven Hundred Fifty Only)** as on 15<sup>th</sup> February 2025.

## NOTES

1. I, Manoj 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 **15th February 2025 is ₹ 1,59,36,750.00 (Rupees One Crore Fifty Nine Lakh Thirty Six Thousand Seven Hundred Fifty 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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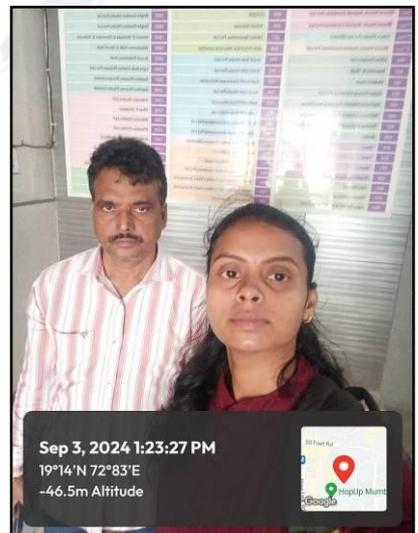


**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Basement (Part) for Car Parking + Basement (Part) for Storage + Ground + 12 upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 9 <sup>th</sup> Floor
3	Year of construction	2012 (As per Occupancy Certificate)
4	Estimated future life	47 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak Wood Door frame with Glass door & Partition
10	Flooring	Marble flooring
11	Finishing	Cement plastering + POP Finish
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Glass Façade Building
14	(i) Internal wiring – surface or conduit	Concealed wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	4 Lifts

19	Underground sump – capacity and type of construction	May be provided as per requirement
20	Over-head tank Location, capacity Type of construction	May be provided as per requirement
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	Paver Blocks 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

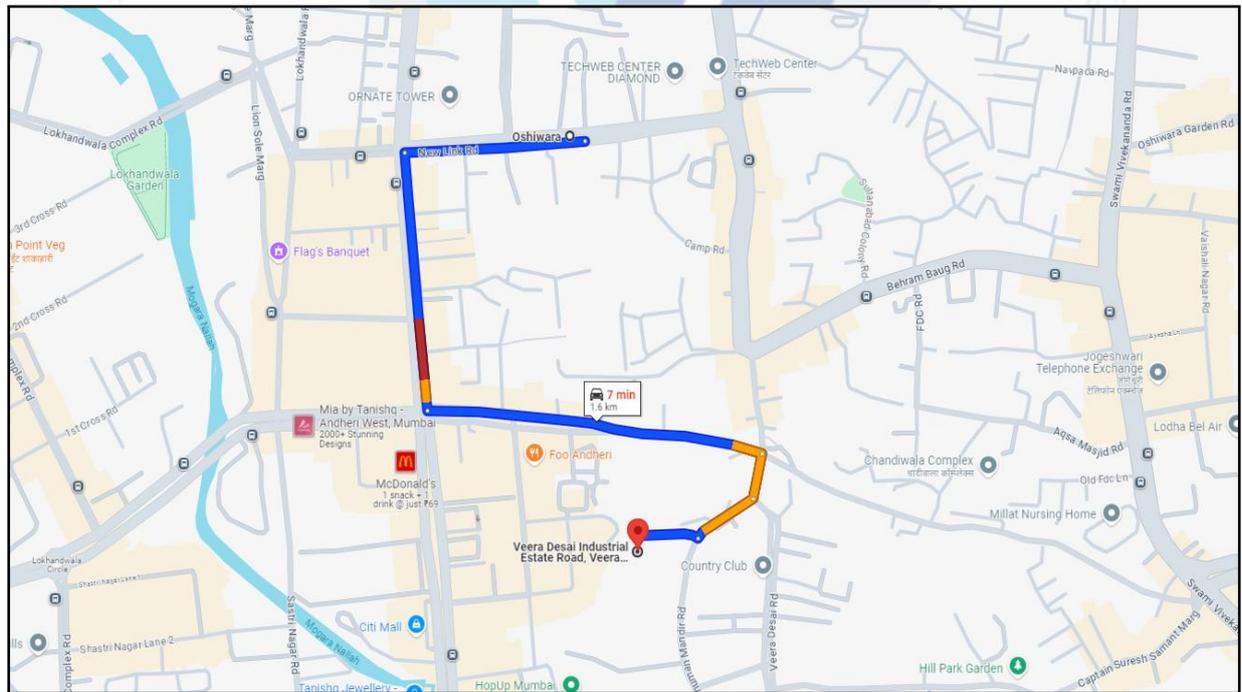
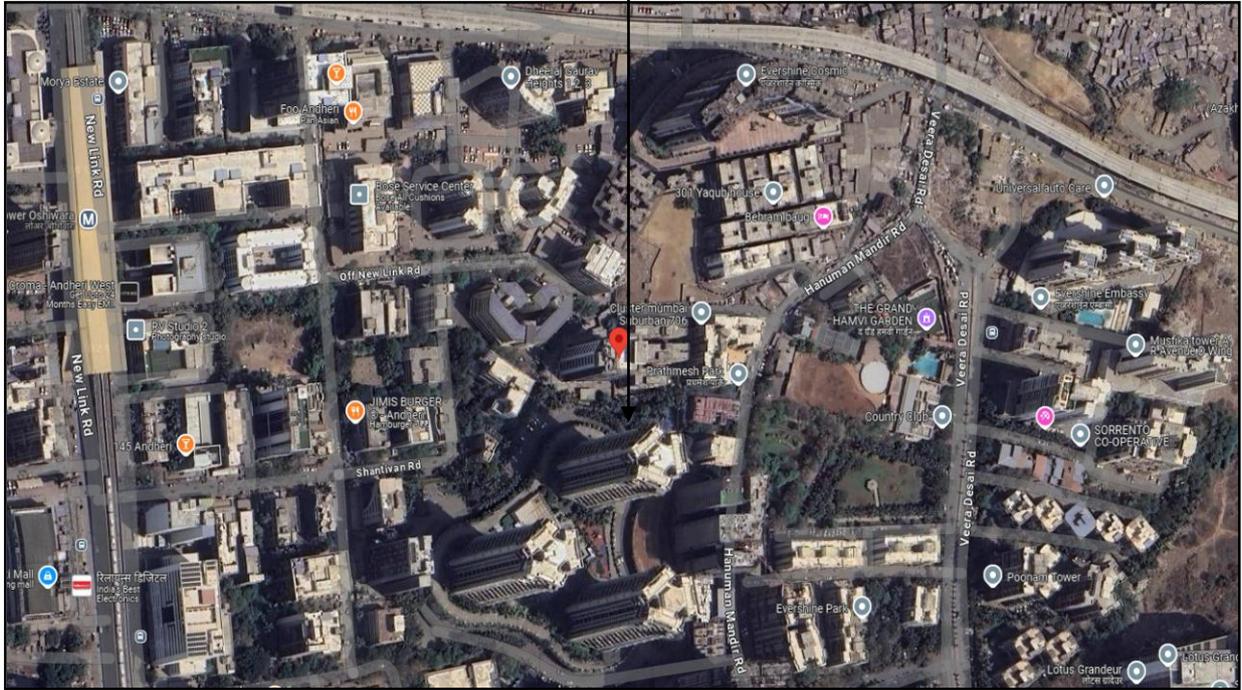


## Actual site photographs



## Route Map of the property

Site, u/r



**Latitude Longitude - 19°08'23.6"N 72°50'06.2"E**

**Note: The Blue line shows the route to site from nearest metro station (Oshiwara – 1.7 Km.)**



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## Ready Reckoner Rate

DIVISION / VILLAGE : OSHIWARA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater  Mumbai					
Land Mark	Terrain: 36.60 m. DP Road to the North, Veera Desai Marg to the East, Village Boundary to the South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
50	50/240	116090	216220	248650	275700	216220
705/4, 706, 706/2, 706/3, 706/8, 706/5, 706/7, 706/6, 706/9, 706/12, 706/13, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720/A/6, 720A/1, 720A/2, 720A/3, 720A/4, 720A/5, 720B/1, 720B/2A, 720B/3A, 720, 722, 723D, 723B, 723, 723A, 723C, 724, 725A, 725, 725A/5, 725B, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 737/2A, 737/8/1, 737/8/2, 737/8/3, 737/8/4, 737/9/1, 737/9/2, 737/D/1, 737D/1/1, 737D/1/2, 737/9/3, 738/2, 739PT, 740, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778						

Stamp Duty Ready Reckoner Market Value Rate for <b>Office</b>	2,48,650.00			
5% Increase, Office Located on 9 <sup>th</sup> Floor	12,433.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>2,61,083.00</b>	<b>Sq. Mtr.</b>	<b>24,255.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	2,16,220.00			
The difference between land rate and building rate (A – B = C)	44,863.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87 %			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,55,250.00</b>	<b>Sq. Mtr.</b>	<b>23,713.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / Flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Flat is located	Rate to be adopted
a)	Ground Floor / Stilt Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table – D: Depreciation Percentage Table**

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

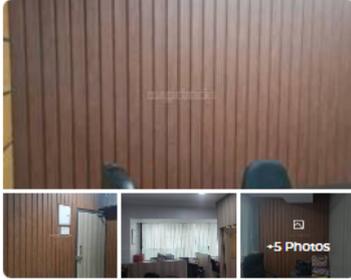
## Price Indicators

Property	Commercial Office		
Source	<a href="http://Magicbricks.com">Magicbricks.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	554.00	664.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 32,852.00	₹ 27,377.00	-

**magicbricks**
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**₹1.82 Cr** ₹33000/sqft | EMI - ₹82k | [Get pre-approved loan](#)

Office Space For Sale in [Veera Desai Road, Mumbai](#)



6 Seats | 1 Cabins | Furnished | 1 Car Parking

Super Area	Carpet Area	Floor
554 sqft ₹33,000/sqft	554 sqft ₹33,000/sqft	1 (Out of 6 Floors)
Pantry	Washroom	Overlooking
Dry Pantry	1	Main Road Facing
Lift		
1		

+5 Photos

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

[Contact Owner](#)
[Get Phone No.](#)
 Last contact made 3 days ago

**Contact Owner**

Roshni Gulati -91-96XXXXXXX

[Get Phone No.](#)

**More Details**

Price	₹1.82 Cr
Facilities	Lift, Reserved Parking, Conference Room, CCTV Camera
Address	Veera Desai Road, Mumbai - Western Mumbai, Maharashtra
Water Availability	24 Hours Available
Transaction Type	Resale
Car Parking	1 Covered Car Parking
Construction Status	Ready to Move

[View all details ▾](#)

**Description:** Explore this readyToMove office space for sale on veera desai road, western mumbai. Located in a commercial zone, this property features a carpet area of 554 sq.Ft. It offers a min... [Read more](#)

## Price Indicators

Property	Commercial Office		
Source	<a href="http://Magicbricks.com">Magicbricks.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	996.00	1195.20	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 40,060.00	₹ 33,384.00	-

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**₹ 3.99 Cr** ₹ 24937/sqft EMI - ₹ 1.80L | [Get pre-approved loan](#)

Office Space For Sale in Maple Morya Classic, [Veera Desai Industrial Estate, Mumbai](#)



20 Seats | 2 Cabins | Furnished | 1 Car Parking

Commercial Complex	Super Area	Carpet Area
<b>Maple Morya Classic</b>	1600 sqft ₹ 24,937/sqft	996 sqft ₹ 40,060/sqft
Floor	Pantry	Washroom
2(Out of 6 Floors)	Wet Pantry	2
Overlooking	Facing	LEED Certification
Main Road Facing	East	Certified

Virtual Space Option Available  Wet Pantry/Cafeteria Available

Contact Agent
Get Phone No.
Last contact made 16 days ago

**Contact Agent**

+ Commercial Guru  
**Ashok Gupta** -91-98XXXXXXX

**Get Phone No.**

**More Details**

Price	₹ 3.99 Cr
Booking Amount	₹ 8.0 Lac
Facilities	Lift, Reserved Parking, Security, Service/Goods Lift, Visitor Parking, CCTV Camera, Fire Sprinklers
Address	New Link Road, Veera Desai Industrial Estate, Mumbai - Western Mumbai, Maharashtra
Lifts	2
Water Availability	24 Hours Available
Virtual Space	Available

[View all details ▾](#)

## Price Indicators

Property	Commercial Office		
Source	<a href="https://www.magicbricks.com">Magicbricks.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	2850.00	3420.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 40,351.00	₹ 33,626.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

**₹11.50 Cr** ₹29870/sqft EMI - ₹ 519L | [Can I afford it?](#)

3850 Sq-ft Commercial Office Space For Sale in [Veera Desai Industrial Estate, Mumbai](#)

60 Seats | 6 Cabins | Furnished | 5 Car Parking

Super Area 3850 sqft ₹29,870/sqft	Carpet Area 2850 sqft ₹40,351/sqft	Floor 3 (Out of 5 Floors)
Pantry Wet Pantry	Washroom 3	Overlooking Main Road Facing
Facing East	LEED Certification Certified	Lifts 2

✔ Wet Pantry/Cafeteria Available ✔ 5 Covered Parking(s) Available

Contact Agent
Get Phone No.

Last contact made 22 days ago

**Contact Agent**

● Commercial Guru  
**Pramod Gupta** -91-80xxxxxxx

Get Phone No.

**More Details**

Price	₹11.5 Cr
Booking Amount	₹23.0 Lac
Facilities	Lift, Reserved Parking, Security, Service/Goods Lift, Visitor Parking, CCTV Camera, Fire Sprinklers
Address	Veera Desai Industrial Estate Road, Veera Desai Industrial Estate, Mumbai - Western Mumbai, Maharashtra
Water Availability	24 Hours Available
Pre Leased Property	No
Authority Approval	Municipal Corporation of Greater Mumbai

[View all details ▾](#)

## Sale Instances

Property	Commercial Office		
Source	Index No. 2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	354.00	424.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 31,525.42	₹ 26,267.78	-

702322	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दू. नि. अंधेरी 1
10-01-2024		दस्ता क्रमांक : 702/2023
Note :-Generated Through eSearch Module For original report please contact concern SRO office.		नोंदणी : Regn.63m
<b>गावाचे नाव : ओशिवरा</b>		
(1)पिढेखाचा प्रकार	करानामा	
(2)मोबदला	10500000	
(3) बाजारभावाभावेउपटव्याच्या बाबतितालाटटाकार आकारणी देतो की पट्टेदार से नमूर करावे	9655811.495	
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्या)	1) पारिकेचे नाव मुंबई मनपाद्वार वर्गन. सदरिका नं. ऑफिस नं. 302, माळा नं. 3 रा मजला, इमारतीचे नाव. क्रेसेंट टॉवर प्रिमायसेस को ऑप सो ली., ब्लॉक नं. अंधेरी पश्चिम, मुंबई - 400053, रोड : लिंक रोड, इतर माहिती: सोबत 1 कार पार्किंग(( C.T.S. Number : 580 ; ))	
(5) क्षेत्रफळ	39.47 चौ.मीटर	
(6)आकारणी किंवा चुकी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करन देणा.या अधिकारचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिते नाव व पत्ता	1): नाव.-मोहम्मदराही यमशोहीन सम्यद वग-51 पत्ता.-पॉस्ट नं. सदरिका नं. 701, ए.सिंग, माळा नं.-, इमारतीचे नाव: गंगा विहार को. ऑप. हौ. सो. ति. ब्लॉक नं. अंधेरी पश्चिम, मुंबई, रोड नं. ब्रह्म लेन, बी एम उदयु गोरूम करळ, महाराष्ट्र, MUMBAI पिन कोड-400058 पॅन नं.-AAZPS0111Q 2): नाव.-अनंद दत्तात्रय पाटील वग-56 पत्ता.-पॉस्ट नं. सदरिका नं. 601, ए.सिंग, माळा नं.-, इमारतीचे नाव: गंगा विहार को. ऑप. हौ. सो. ति. ब्लॉक नं. अंधेरी पश्चिम, मुंबई, रोड नं. ब्रह्म लेन, बी एम उदयु गोरूम करळ, महाराष्ट्र, मुंबई पिन कोड-400058 पॅन नं.-AAZPS2483K	
(8)दस्तऐवज करन देणा.या अधिकारचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिते नाव व पत्ता	1): नाव.-मोसस मईब डेम इंडिया अॅडव्हर्टायझिंग अॅड क्लिपटिङ्ग कम्प्युनिकेशन्स प्रायव्हेट लिमिटेड व्हा संचालिका डॉ. हिना अली वग-45; पत्ता.-पॉस्ट नं. ऑफिस नं. 302, माळा नं.-, इमारतीचे नाव. क्रेसेंट टॉवर, ब्लॉक नं. अंधेरी पश्चिम, मुंबई, रोड नं. लिंक रोड, महाराष्ट्र, MUMBAI पिन कोड-400053 पॅन नं.-AAKCM027G 2): नाव.-मोसस मईब डेम इंडिया अॅडव्हर्टायझिंग अॅड क्लिपटिङ्ग कम्प्युनिकेशन्स प्रायव्हेट लिमिटेड चे संचालक मौर शाहनवाझ अली शाहवाझ वग-47; पत्ता.-पॉस्ट नं. ऑफिस नं. 302, माळा नं.-, इमारतीचे नाव. क्रेसेंट टॉवर, ब्लॉक नं. अंधेरी पश्चिम, मुंबई, रोड नं. लिंक रोड, महाराष्ट्र, MUMBAI पिन कोड-400053 पॅन नं.-AAKCM027G	
(9) दस्तऐवज करन दिव्याचा दिनांक	16/01/2023	
(10)दस्त नोंदणी केव्याचा दिनांक	16/01/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	702/2023	
(12)बाजारभावाभावे मुद्रांक शुल्क	650000	
(13)बाजारभावाभावे नोंदणी शुल्क	30000	
(14)प्रेता		
मुद्रांकनासाठी विचारात घेतलेला तयारीत :-		
मुद्रांक शुल्क आकारनास निवडलेला अनुच्छेद :-	(4) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instances

Property	Commercial Office		
Source	<u>Index No. 2</u>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	848.00	1017.95	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 30,073.11	₹ 25,052.27	-

13850513 08-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निवृत्तक : सह दु.नि. अंधेरी 6 दस्ता क्रमांक : 13830/2024 नेदणी : Regn.63m
<b>गावाचे नाव : ओशिवरा</b>		
(1)पिढेखाचा प्रकार	सेल डीड	
(2)मोबदला	24030000	
(3)बाजारभावा/भाडेपट्ट्याचा बाबतिलिप्टाकर आकारणी वेतो की पट्टेदार ते मसूर करावे	20902698.72	
(4)भू-मापन पोटहिसा व परक्रमांक(असल्यास)	1) पारिकेचे नाव मुंबई मनपाद्वर वर्णन :- इतर माहिती- ऑफिस क्र- 305.3 रा मजला,स्टॅनफोर्ड प्लाजा,बी - ब्लॉक,स्टॅनफोर्ड प्लाजा प्रेमईसिस को.ओपी सोसायटी लीमिटेड,पॉट क्र - बी-63,ऑफ न्यू लिंक रोड,अंधेरी(पश्चिम),मुंबई - 400053. क्षेत्रफळ 94.57 चौरस मीटर बांधीत व सोबत 1(एक)ओपन कार पार्किंग स्पेस क्र - 5((C.T.S. Number : 717.))	
(5)क्षेत्रफळ	94.57 चौ.मीटर	
(6)आकारणी किंवा चुकी देण्यात असेल तेव्हा.		
(7)दस्तावेज करन देणा.या लिप्टन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हद्दुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-नेमीत राजेच साह वप-24 पत्ता.-पॉट नं. बी-4(1), माळा नं. 4, इमारतीचे नाव. मितल पार्क, ब्लॉक नं. खुहू, रोड नं. मोलिटरी रोड, महाराष्ट्र, मुंबई. पिन कोड-400049 पॅन नं.-J81290161Q 2): नाव.-अक्षय राजेच साह तर्फे मुंडिवायार रचिता राजेच साह वप-23 पत्ता.-पॉट नं. बी-4(1), माळा नं. 4, इमारतीचे नाव. मितल पार्क, ब्लॉक नं. खुहू, रोड नं. मोलिटरी रोड, महाराष्ट्र, मुंबई. पिन कोड-400049 पॅन नं.-LWDPS/600G	
(8)दस्तावेज करन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हद्दुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-.मे. मेगास ऑर्किटेक्ट्स सर्विसिज प्राइवेट लिमिटेड तर्फे संचालक निवडणान अखुत ततोक नाखवा वप.-. पत्ता.-पॉट नं. ३04, माळा नं. ३, इमारतीचे नाव. स्टॅनफोर्ड प्लाजा प्रेमईसिस को.ओपी सोसायटी लीमिटेड, ब्लॉक नं. अंधेरी पश्चिम, रोड नं. ऑफ न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड-400053 पॅन नं.-A.A.G.C.M.0900P	
(9)दस्तावेज करन दिव्याचा दिनांक	06/08/2024	
(10)दस्त नोंदणी केव्याचा दिनांक	07/08/2024	
(11)अनुक्रमांक,खड व पृष्ठ	13830/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1442000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारनास निवडलेला अनुच्छेद :-	(4) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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

This exercise is to assess **Fair Market Value** of the property under reference as on **14th February 2025**

The term Value is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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 **₹ 1,59,36,750.00 (Rupees One Crore Fifty Nine Lakh Thirty Six Thousand Seven Hundred Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.