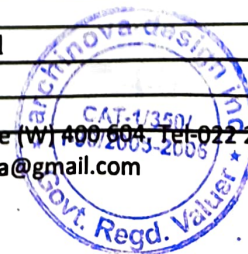


Date : 12-08-2021

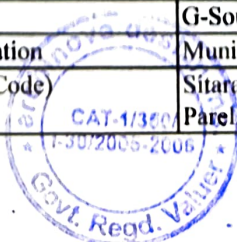
To,
THE MANAGER,
STATE BANK OF INDIA
P M ROAD BARNCH,
MUMBAI

VALUATION REPORT
REF No. ADI/SBI/PM/ROAD/YG/NP/2021/08-01

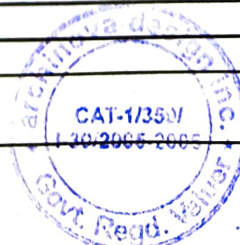
I. GENERAL		
1	Purpose for which the valuation is made	To determine the Fair market value of the property
2	a) Date of inspection	11-08-2021
	b) Date on which the valuation is made	12-08-2021
3	List of documents produced for perusal	
	Documents Details	Index II No. MUM-4/9698/2018 Date 01-09-2018 Agreement Value : Rs. 2,65,00,000/- Govt. Value : Rs. 2,79,58,264/-
		Sale Agreement Between M/s. Delta Printing Pvt. Ltd. AND M/s. PV Media Vision Pvt. Ltd. Dated 01-09-2018.
		Society Regd. No. BOM/W/G-S/GNL/(O)/485/87-88 of 1987
		Maintenance Bill No. 317 in the name of M/s. PV Media Vision Pvt. Ltd. For the month of July, Aug & September 2021 Dated 12-07-2021.
		Electricity Bill in the name of M/s. PV Media Vision Pvt. Ltd. For the month of Jun 2021 Dated 28-06-2021.
		Property Tax Bill for the Year 2018-2019 Dated 17-05-2018.
		Occupation Certificate Dated 28-01-1984.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. PV Media Vision Pvt. Ltd.
5	Brief description of the property	Unit (Gala) No. 20, Ground Floor, "Shah & Nahar Industrial Premises (A-1) CSL", C.S No. 159, , Sitaram Jadhav Road, Dhiraj Mill Compound, Lower Parel, Mumbai 400 013.
6	Location of property	
	a) Plot No. / Survey No.	C.S No. 159, Lower Parel Division
	b) Door No.	-
	c) T. S. No. / Village	Division Lower Parel
	d) Ward / Taluka	Tal. Mumbai
	e) Mandal / District	Dist. Mumbai



	f) Date of issue and validity of layout of approved map / plan	Sactioned Plan Not Given	
	g) Approved map / plan issuing authority	Municipal Corporation of Greater Mumbai	
	h) Whether genuineness or authenticity of approved map / plan is verified	Bank to Verify	
	i) Any other comments by our empanelled valuers on authentic of approved plan	Sactioned Plan Not Given	
7	Postal address of the property	As same mentioned in point No.5	
8	City / Town		
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	Yes	
9	Classification of the area		
	i) High / Middle / Poor	Middle class	
	ii) Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Reference Details Not Given	
12	Boundaries of the property		
	North	Sun Mill Compound	
	South	Wing A-2	
	East	Sidharth Enclave	
	West	Aadhyaro Industry	
13	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	-	Sun Mill Compound
	South	-	Wing A-2
	East	-	Sidharth Enclave
	West	-	Aadhyaro Industry
14	Extent of the site	Not Known	
15	Latitude, Longitude & Co-ordinates of Unit	Latitude: 18.9941612, Longitude: 72.8285533	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	Not Known, as related documents not provided for verification	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied	
II. APARTMENT BUILDING			
1	Nature of the Apartment	Industrial Apartment	
2	Location		
	T. S. No.	C.S No. 159, Lower Parel Division	
	Block No.	-	
	Ward No.	G-South	
	Village/ Municipality / Corporation	Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Sitaram Jadhav Road, Dhiraj Mill Compound, Lower Parel, Mumbai 400 013.	



3	Description of the locality Residential / Commercial / Mixed	Mixed Locality		
4	Year of Construction	Year 1979 (As informed at site)		
5	Number of Floors	Ground + 4 Floor		
6	Type of Structure	RCC Frame Structure		
7	Number of Dwelling units in the building	-		
8	Quality of Construction	Good		
9	Appearance of the Building	Good		
10	Maintenance of the Building	Good		
11	Facilities Available			
	Lift	Yes		
	Protected Water Supply	Yes, From MCGM		
	Underground Sewerage	Yes		
	Car Parking - Open/ Covered	Yes		
	Is Compound wall existing?	Yes		
	Is pavement laid around the Building	Yes		
III	Unit			
1	The floor on which the Unit is situated	Ground Floor		
2	Door No. of the Unit	Unit (Gala) No. 20		
3	Specifications of the Unit			
	Roof	RCC		
	Flooring	Marbonite Tiles Flooring		
	Doors	M S Rolling Shutter		
	Windows	Powder Coated Aluminium Sliding Windows		
	Fittings	Semi Concealed Electrification & Plumbing		
	Finishing	Neeru Finished done over Cement Sand Plaster		
4	House Tax			
	Assessment No.	Assessment Number not legible		
	Tax paid in the name of	Shah & Nahar Industrial		
	Tax amount	Rs. 36,94,057/-		
5	Electricity Service Connection no.	677-025-012*4		
	Meter Card is in the name of	M/s. PV Media Vision Pvt. Ltd.		
6	How is the maintenance of the Shop?	Good		
7	Sale Deed executed in the name of	M/s. PV Media Vision Pvt. Ltd.		
8	What is the undivided area of land as per Sale Deed?	Reference Details Not Given		
9	What is the plinth area of the Shop?	1375	Sq.Ft.	BUA (As per Agreement)
10	What is the floor space index (app.)	Cannot Comment since plan not received		
11	What is the Carpet Area of the Shop?	1146	Sq.Ft.	Carpet Area (1375/1.2) Considered for valuation
		As per Measurement		
		970	Sq.Ft.	Carpet Area
		975	Sq.Ft.	Loft Area
12	Is it Posh/ I class / Medium / Ordinary?	Medium		
13	Is it being used for Residential or Commercial purpose?	It is used for Partial Commercial & Industrial Purpose		
14	Is it Owner-occupied or let out?	Owner Occupied		
15	If rented, what is the monthly rent?	-		



IV MARKETABILITY		
1	How is the marketability?	Marketability is good
2	What are the factors favouring for an extra Potential Value?	Said Property situated Sitaram Jadhav Road, Dhiraj Mill Compound, Lower Parel, Mumbai 400 013. All basic facilities like Hospital, School, Market and Transportation services are available within 1 Km Radius. Nearest Railway Station is Lower Parel Station about 200 mtr away.
3	Any negative factors are observed which affect the market value in general?	No

V Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	We have done enquiry also searched composite rate online through Real Estate Authorised Site. And attached sale instances from Real Estate Sites and IGR from Govt. Stamp Duty And Registration Dept.
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison	Rate adopted for old construction is Rs.27,500/- per Sq Ft on Flat Carpet Area.
3	Break - up for the rate	
	i) Building + Services	Rs.2,500/-
	ii) Land + Others	Rs.26,000/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.20,766/- Sq. Ft. on Carpet Area

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	Rs. 1,000/-
	Replacement cost of Unit with Services {V (3) i}	Rs. 2,500/-
	Age of the building	42 Years (As per OC)
	Life of the building estimated	18 Years
	Depreciation percentage assuming the salvage value as 10%	40%
	Depreciated Ratio of the building	60:100
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs.1,500/-
	Rate for Land & other V (3) ii	Rs.26,000/-
	Total Composite Rate	Rs.27,500/-



Details of Valuation:

Sr. No.	Description	Qty. (Sq.Ft)	Rate per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the Shop	1146	27,500	31,515,000
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical			
8	Extra collapsible gates / grill works			
9	Potential value, if any			
10	Others			
	Total			31,515,000

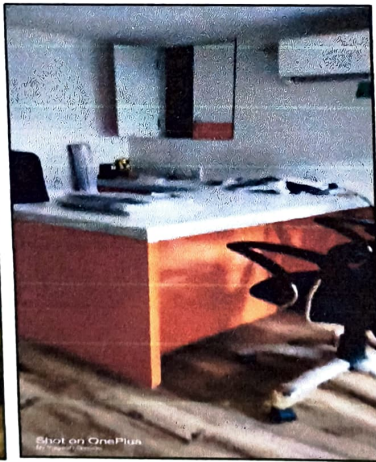
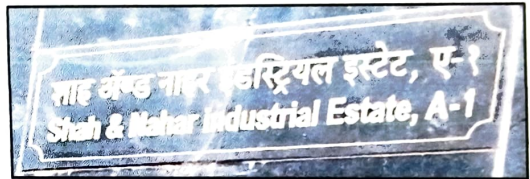
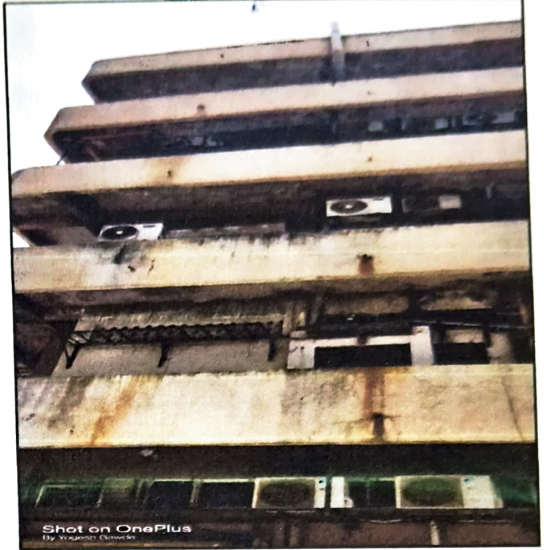
The Government Value = Rs. 2,37,97,836/- (Rs. Two Crore Thirty Seven Lakh Ninety Seven Thousand Eight Hundred & Thirty Six Only)

Rental Value = Rs.65,700/- (Rs. Sixty Five Thousand & Seven Hundred Only)

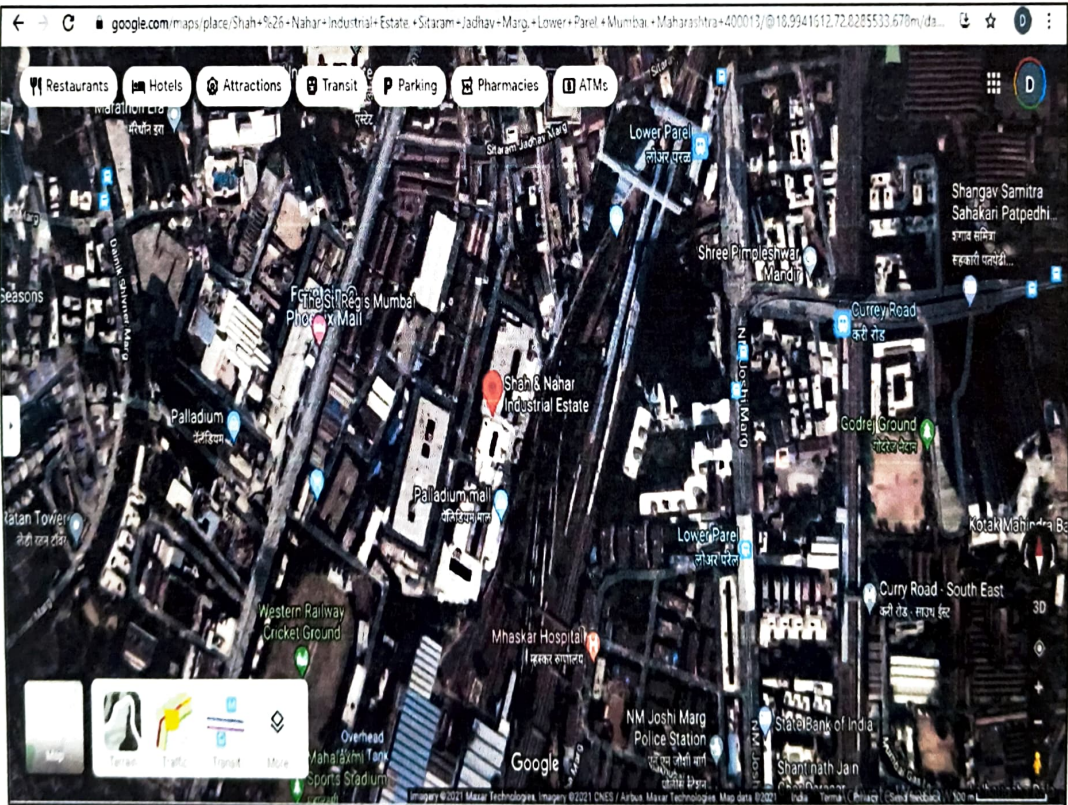
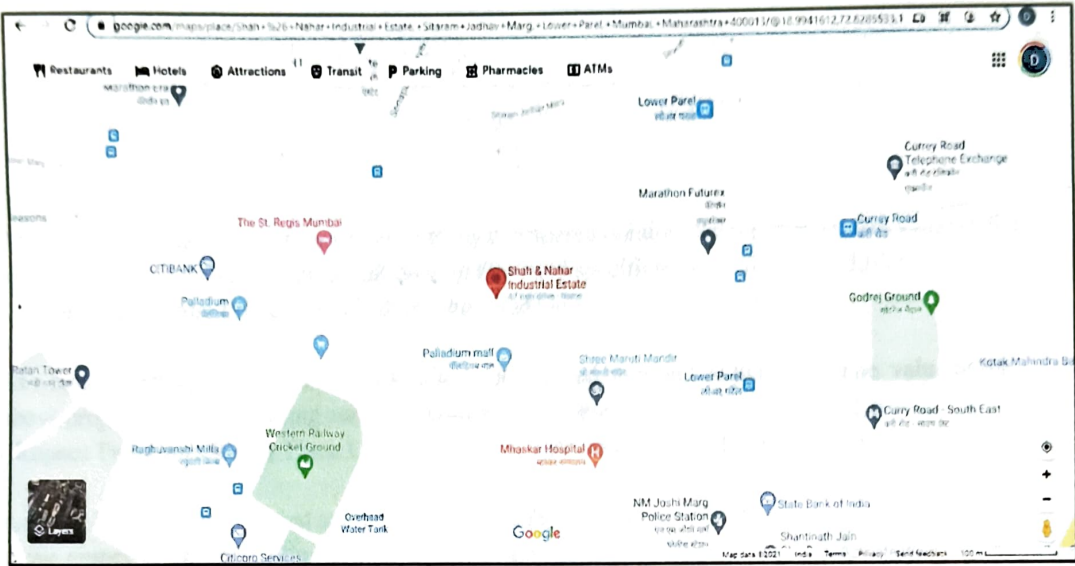
Insurance Value = Rs. 20,62,500/- (Rs. Twenty Lakh Sixty Two Thousand and Five Hundred Only)



Photographs



Google Map



As a result of my appraisal and analysis, it is my considered opinion that the Fair Market value of the above property in the prevailing condition with aforesaid specifications is Rs. 3,15,15,000/-
(Rupees Three Crore Fifteen Lakh Fifteen Thousand Only).

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 2,83,63,500/-
(Rupees Two Crore Eighty Three Lakh Sixty Three Thousand & Five Hundred Only).

As a result of my appraisal and analysis, it is my considered opinion that the Distress value of the above property in the prevailing condition with aforesaid specifications is Rs. 2,52,12,600/-
(Rupees Two Crore Fifty Two Lakh Twelve Thousand & Six Hundred Only).

Place **Thane**
Date **12-08-2021**



**DINESH
PRABHAKAR
WARADE**

**Signature of the Valuer
Dinesh P. Warade**

Digitally signed by DINESH PRABHAKAR WARADE
DN: cn=DINESH PRABHAKAR WARADE,
serialNumber=653311855120052407448329465ec394dc,
106155037d983dce5e4a7fc0818, postalCode=400604,
o=Maharashtra,
serialNumber=6382219c7c899bc1d90b2d8d5151d4a,
3096e4642664c319526b40b18f156a, cn=DINESH
PRABHAKAR WARADE
Reason: I agree to specified portions of this document
Date: 2021.09.08 11:59:24 +05'30'

The undersigned has not inspected the property detailed in the Valuation Report Dated _____ .
We are satisfied that the fair and reasonable market value of the property is Rs. _____ .
(Rupees _____ only).

**Signature
(Name of the Branch Manager with
Official seal)**

VALUATION REPORT

OF

M/S. PV MEDIA VISION PVT. LTD.

**AtGala No. 20, Ground Floor, SHAH & NAHAR
(A-1) Industrial Estate, C. S. No. 159 of Lower Parel Division,
Dhanraj Mill Compound, Sitaram Jadhav Marg, Lower Parel,
Mumbai - 400013.**

For,

**State Bank of India
P.M. Road, Branch**

BY

Aher Valuers & Engineers

Govt. Approved Valuer

**Office Address : 403, Asha Deep, Azad Road, Andheri (East), Mumbai - 400 069
Contact No. 7021659845 / 7021617507
Email : ahervaluers.engineers@gmail.com**



Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT.1/451

P. M. Aher B.E. Civil FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

REF.NO. PMA/VAL/SBI/JAN-03

12th January 2022

To,
The Chief Manager,
State Bank of India,
P.M. Road, Branch
Mumbai.

"Valuation Report of Immovable property"

I	GENERAL	:	
1.	Purpose for which the valuation is made	:	For assessment of fair market value of the property for bank purpose.
2.	a. Date of Inspection	:	12-01-2022
	b. Date on which the valuation is made	:	12-01-2022
g3.	List of documents produced for perusal document	:	Sale Agreement of Date 01-09-2018 of Rs. 2,65,00,000/- Between M/s. Delta Printing Pvt. Ltd. (Transferor) & M/s. PV Media Vision Pvt. Ltd. (Transferee) having Regn. No. BBE-4/9698/2018 Occupation Certificate Date 17-02-1979 Ref. no. EB/4874/A no objection to occupy the part of Ground floor Occupation Certificate Date 28-01-1984 Ref. no. EB/4874/A no objection to occupy the remaining part 3 rd floor & part 4 th floor SHAH & NAHAR INDUSTRIAL PREMISES (A-1) COOP. SOC. LTD. Regn. No. BOM/WG-S/GNL/O/485/87-88
4.	Name of the Owner's/Seller/Purchaser and his/their addresses with phone no. (details of share of each owner in case of joint ownership)	:	M/S. PV MEDIA VISION PVT. LTD.
5.	Brief descriptions of the property	:	Gala No. 20, Ground Floor, SHAH & NAHAR (A-1) Industrial Estate, SHAH & NAHAR INDUSTRIAL PREMISES (A-1) COOP. SOC. LTD., C. S. No. 159 of Lower Parel Division, Dhanraj Mill Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai - 400013.
6.	Location of property	:	
	a. Plot No. / Survey No.	:	C. S. No. 159
	b. Door No.	:	Gala No. 20
	c. T.S. No. / Village	:	Lower Parel Division



	d. Ward / Taluka	:	WG-S Ward
	e. Mandal / District	:	Dist. Mumbai
	f. Date of issue and validity of layout of approved map / plan	:	Part Occupancy Certificate has been issued by Municipal Corporation of Greater Mumbai
	g. Approved map / plan issuing authority	:	MCGM
	h. Whether genuineness or authenticity of approved map / plan is verified	:	Yes.
	i. Any other comments by our empaneled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Gala No. 20, Ground Floor, SHAH & NAHAR (A-1) Industrial Estate, SHAH & NAHAR INDUSTRIAL PREMISES (A-1) COOP. SOC. LTD., C. S. No. 159 of Lower Parel Division, Dhanraj Mill Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai - 400013.
8.	City / Town	:	Mumbai City
	Residential Area	:	Yes, Residential area
	Commercial Area	:	Yes, Commercial area
	Industrial Area	:	Yes, Industrial area
9.	Classification of the Area	:	
	i. High / Middle / Poor	:	Upper Middle Class
	ii. Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit Village Panchayat/ Municipality	:	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	Details not provided
12.	Boundaries of the property		
	North	:	Abhyudaya Bank
	South	:	Shah & Nahar
	East	:	Omkar Sai CHS
	West	:	Sun mill Compound
13.	Dimensions of the site		
		A	B
		As per the Deed	Actuals
		As per document built up area is 1375sq.ft.	As per measurement carpet area is 930 sq. ft. & loft area is 930 sq.ft.
14.	Extent of the site		As per document built up area is 1375 sq.ft.



14.1	Latitude, Longitude & Co-ordinates of property	:	18.995430, 72.828522
15.	Extent of the site considered for valuation : N.A. (least of 13a & 13b)	:	We have considered the documented Built up area 1375 sq.ft. for valuation.
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING	:	
1	Nature of the apartment	:	Industrial building
2	Location	:	
	T.S. No.	:	C. S. No. 159
	Block No.	:	---
	Ward No.	:	WG-S
	Village / Municipality / Corporation	:	Municipal Corporation of Greater Mumbai
	Door No., Street Road (Pin code)	:	Gala No. 20, Ground Floor, SHAH & NAHAR (A-1) Industrial Estate, Sitaram Jadhav Marg, Dhanraj Mill Compound, Lower Parel, Mumbai - 400013.
3	Descriptions of the locality Residential/Commercial /Mixed	:	Mixed
4	Year of Construction	:	Year 1979 (as per OC)
5	Number of Floors	:	Ground + 4 Upper Floor
6	Type of Structure	:	RCC framed structure
7	Number of Dwelling unit in the building	:	44 units per floor
8	Quality of Construction	:	Average
9	Appearance of the building	:	Average
10	Maintenance of the building	:	Average
11	Facilities available	:	
	Lifts	:	4 lifts (1 passenger lift & 3 goods lifts)
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car parking - Open / Covered	:	Yes Open
	Is compound wall existing?	:	Yes
	Is pavement laid around the building?	:	Yes
III	UNIT	:	
1	The floor in which the unit is situated	:	Ground Floor
2	Door No. of the unit	:	Gala No.20
3	Specification of the unit	:	



	Roof	:	R.C.C slab roofing
	Flooring	:	Vitrified flooring
	Doors	:	MS Rolling shutters
	Windows	:	Aluminum frame with sliding glazed shutters
	Fittings	:	Open wiring
	Finishing	:	Standard
4	House Tax		Property tax provided
	Assessment No.	:	GS0202810090000
	Tax paid in the name of	:	Shah & Nahar Industrial
	Tax amount	:	Rs.73,88,114/-
5	Electricity Service Connection no.	:	Not given
	Meter Card is in the name of	:	----
6	How is the maintenance of the unit	:	Average
7	Sale Deed executed in the name of	:	M/S. PV MEDIA VISION PVT. LTD.
8	What is the undivided area of land as per Sale deed?	:	Not specified in the provided documents, hence not applicable.
9	What is the plinth area of the unit?	:	As per document built up area is 1375 sq.ft.
10	What is the floor space index (app)	:	As permissible.
11	What is the Carpet area of the unit?	:	As per measurement carpet area is 930 sq. ft. & loft area is 930 sq.ft.
12	Is it Posh / I Class / Medium?	:	Medium Class
13	Is it being used for Residential or Commercial purpose?	:	It is used for Industrial Gala
14	Is it Owner occupied or Let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	N.A.
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good.
2	What are the factors favoring for an extra Potential Value?	:	Well developed area The said property is located at Dhanraj Mill Compound, Sitaram Jadhav Marg. It is about 5 minutes walking distance away from Lower Parel Railway Station
3	Any negative factors that are observed which affect the market value in general?	:	No



V	RATE	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality?	:	Rs. 24,000/- to Rs. 28,000/- per sq.fts of Built up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specification and other factors with the unit under comparison (given details)	:	Around Rs. 26,000/- plus per sq.fts of Built up area.
3	Break - up for the rate		
	i) Building + Services		Rs. 3,000/-
	ii) Land + Others		Rs. 23,000/-
4	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed	:	Rs. 24,659/-per sq.ft. of Built Up Area
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a.	Depreciation building rate	:	Rs. 1,500/-
	Replacement cost of unit with services (v(3)i)	:	Rs. 41,25,000/-
	Age of the building	:	42 years
	Life of the building estimated	:	18Years (with proper maintenance/care)
	Depreciation percentage assuming the salvage value as 10%	:	Depreciation percentage of 50% by SDDR
	Depreciation Ratio of the building	:	---
b.	Total composite rate arrived for valuation	:	
	Depreciation building rate VI (a)	:	Rs. 1,500/-
	Rate for land & other V (3) ii	:	Rs. 23,000/-
	Total Composite Rate	:	Rs. 24,500/-



DETAILS OF VALUATION

Sr. No.	Description	Built up Area	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the unit	1375 sq.ft.	Rs. 24,500/-	3,36,87,500/-
	Add for Car park			---
2	Wardrobes			NIL
3	Showcases			NIL
4	Kitchen Arrangements			NIL
5	Superfine Finish			NIL
6	Interior Decorations			NIL
7	Electricity deposits / electrical fittings, etc.,			NIL
8	Extra collapsible gates / grill works etc.,			NIL
9	Potential value, if any			NIL
10	Others			NIL
	Total			3,36,87,500/-

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is, Rs. 3,36,87,500/- (Rupees Three Crore Thirty Six Lakh Eighty Seven Thousand Five Hundred Only).

The Realizable value Rs. 3,03,18,750/- (Rupees Three Crore Three Lakh Eighteen Thousand Seven Hundred Fifty Only).

The Distress value Rs. 2,69,50,000/- (Rupees Two Crore Sixty Nine Lakh Fifty Thousand Only).

The Insurable Value is Rs. 41,25,000/- (Rupees Forty One Lakh Twenty Five Thousand).

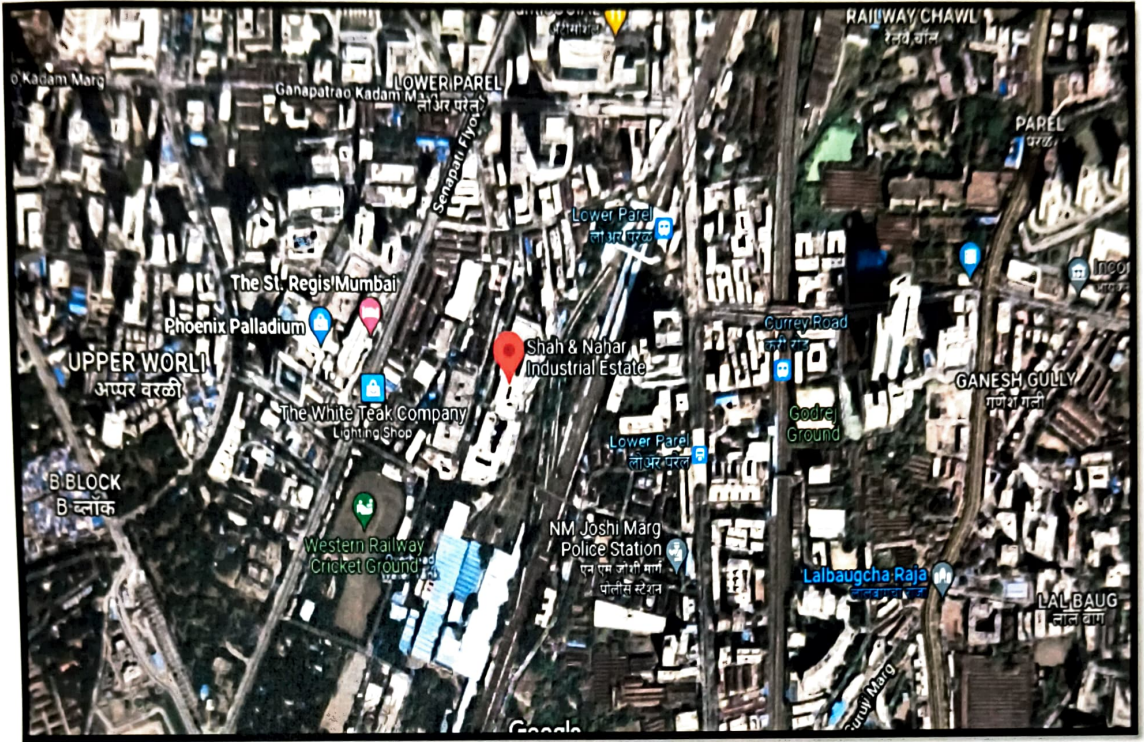
The Rental Value is Rs. 70,000/- (Rupees Seventy Thousand) per month.

Date - 12-01-2022

Place - Mumbai



Prahlad M. Aher
Prahlad M. Aher
Valuers & Engineers



DIVISION / VILLAGE : LOWER PAREL						
Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban	Local Body Type	Corporation "+A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Ganpatrao Kadam Marg to the North, Western Railway Line to the South-East, Dr. E. Moses Road to the West the Triangular Portion of Area.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/91E	116390	271000	310220	345730	265430
4/160, 4/301, 5/71, 5/160, 5/301, 6/71, 6/160, 6/301, 7/71, 7/160, 7/301, 8/301, 9/301, 10/301, 11/301, 65, 66, 68, 70, 71, 71pt, 106, 107, 109, 109pt, 110, 110/1, 112, 128, 129, 130, 131, 133, 134, 135, 136, 137, 138, 139, 142, 143, 144, 145, 146, 147, 149, 150, 151, 152, 153, 154, 155, 156, 153/3, 158, 159, 160, 161, 162, 163, 164, 164/1, 165, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 219/3, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 287, 288, 289, 295, 296, 297, 298, 299, 300, 301						



Home / Commercial Property in Mumbai / Work / Ready to Move office spaces / 700 to 800 sq.ft.

₹94 Lac @ 28,059 per sq.ft.
Estimated EMI ₹ 75,078

Factory for Sale

Shah and Nahar Industrial Estate A1 Lower Pareil, Mumbai South, Mumbai

RELA STATUS

NOT AVAILABLE

Website: <https://maharera.mahaonline.gov.in>

Overview

Owner Details

Property (3)



Area
Carpet area: 335 sq.ft.
(31.12 sq.m)

Price
₹ 94 Lac+ Govt Charges & Tax
@ 28,059 per sq.ft. (Negotiable)

Facing
South-East

Configuration
Factory
with Shared Washroom

Address
Shah and Nahar Industrial
Estate A1
Lower Pareil, Mumbai South

Property Age
10+ Year Old

Transaction Type: Resale

Property Ownership: Freehold

Flooring: Polished concrete

Wheelchair Friendly: Yes

Property Code: J56681358
www.99acres.com/J56681358

About Property

Address: Sunmill Compound, Industrial Gate, Lower Pareil, Mumbai South, Mumbai

It's in a reputed industrial area. Located in the heart of Mumbai. Just opposite to the high street phoenix mall surrounded by all the necessary commercial requirements.

Features

- Service / Goods Lift
- Security / Fire Alarm
- Lift(s)
- ATM
- Maintenance Staff
- Bank Attached Property
- Visitor Parking
- Security Personnel
- Waste Disposal

Home / Commercial Property in Mumbai / Work / Ready to Move office spaces / 700 to 800 sq.ft.

₹2.16 Cr @ 30,000 per sq.ft.
Estimated EMI ₹ 1,72,760

Ready to move office space for sale

Shah And Nahar Industrial Estate Work - Mumbai South, Mumbai

RELA STATUS

NOT AVAILABLE

Website: <https://maharera.mahaonline.gov.in>

Overview

Owner Details

Property (4)



Number of seats
6 seats

Meeting rooms & cabins
1 meeting room and 1 cabin
available

Carpet Area
721 sq.ft.
(66.98 sq.m)

Washrooms
1 private washroom available

Address: Dr. E. Moses Road, Worli, Mumbai South, Mumbai

Landmark: ICICI Bank

A great property at work in the heart of the south mumbai. Well connected to the western railway, sea link, and close to four seasons hotel and the race metro line is coming up very close to this property. It is right next to the India bulls towers coming up at worli

Liked this property? Share with people



Property sold out? Inconvenient

Building Details

Shah And Nahar Industrial Estate

Land Zone: Commercial

Age of property: 10+ Year Old

Floors: Plot: 2

Service: Plot: 2

Occupancy certificate: Yes

Fly NOC: Yes

