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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. Wizworth Assets Management And Advisors Private Limited**

Commercial Office No. 203, 2nd Floor, "**Classic Pentagon**", CTS No. 115/B, Western Express Highway, Next to Bisleri Factory, Village - Vile Parle , Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, India.

Latitude Longitude : 19°6'38.3"N 72°51'16.8"E

Intended User:

Cosmos Bank

Thakur Vidhya Mandir Branch

Building No 1, Thakur Vidhya Mandir School, Thakur Complex, Kandivali East,
Mumbai 400101,

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| 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

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 203, 2nd Floor, "**Classic Pentagon**", CTS No. 115/B, Western Express Highway, Next to Bisleri Factory, Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **M/s. Wizworth Assets Management And Advisors Private Limited.**

Boundaries of the property

North	: New Prabhat Building
South	: Gulzar Apartment
East	: Open Land
West	: Western Express Highway

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,21,59,152.00 (Rupees Two Crore Twenty One Lakhs Fifty Nine Thousands One Hundred And Fifty Two 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. AM161706-3

IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Our Pan India Presence at :

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

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Commercial Office No. 203, 2nd Floor, "Classic Pentagaon", CTS No. 115/B, Western Express Highway, Next to Bisleri Factory, Village - Vile Parle , Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, 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 Fair Market Value as on 26.02.2025 for Housing Loan Purpose.
1	Date of inspection	23.02.2025
3	Name of the owner / owners	M/s. Wizworth Assets Management And Advisors Private Limited
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Pvt. Ltd. Company Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Office No. 203, 2 nd Floor, "Classic Pentagaon", CTS No. 115/B, Western Express Highway, Next to Bisleri Factory, Village - Vile Parle , Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, India. Contact Person : Mr. Ankur Maheshwari (Company Director) Contact No. 7574835600
6	Location, Street, ward no	Western Express Highway Village - Vile Parle , District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 115/B of Village - Vile Parle
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, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 738.59 (Area as per Site measurement) Carpet Area in Sq. Ft. = 740.00 (Area As Per Sale Deed Cum Conveyance Deed) Built Up Area in Sq. Ft. = 888.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Vile Parle , Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 053
14	If freehold or leasehold land	Free Hold.
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
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
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 - M/s. Old Rice, since last 3 months
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - M/s. Old Rice, since last 3 months
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 2,00,000/- Present rental income per month.
	(iv)	Gross amount received for the whole property	N.A.
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.
26	SALES		
37	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
38	Land rate adopted in this valuation		N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate		N. A.

40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (As Per Part 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Thakur Vidhya Mandir Branch Branch to assess Fair Market Value as on 26.02.2025 for Commercial Office No. 203, 2nd Floor, "**Classic Pentagon**", CTS No. 115/B, Western Express Highway, Next to Bisleri Factory, Village - Vile Parle , Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **M/s. Wizworth Assets Management And Advisors Private Limited**.

We are in receipt of the following documents:

1)	Copy of Sale Deed Cum Conveyance Deed Dated 30.10.2024 between Mr. Tushar Mansukhlal Mehta & Mrs. Trishna Rajeev Pattni(The Vendor) And M/s. Wizworth Assets Management And Advisors Private Limited(The Purchaser) (Registration No. 12454/2024).
2)	Copy of Part Occupancy Certificate No. SRA/ENG/1820/KE/PL/AP Dated 06.12.2012 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Commencement Certificate No. SRA/ENG/1820/KE/PL/AP Dated 30.06.2009 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Village - Vile Parle , Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053. The property falls in Commercial Zone. It is at a traveling distance 850m from Gundavali Metro Station.

Building

The building under reference is having 1 basement + Ground + 11 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. 2nd Floor is having 3 Commercial Office. The building is having 2 lifts.

Commercial Office:

The Commercial Office under reference is situated on the 2nd Floor The Composition of Commercial Office is Working Area + Pantry + Toilet Block. This Commercial Office is Vinyl Flooring / Carpet, Teak wood door frame with flush shutters, Glass



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Facade Windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 26th February 2025

The Built Up Area of the Commercial Office	:	888.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2012 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building	:	13 Years
Cost of Construction	:	888.00 Sq. Ft. X ₹ 2,800.00 = ₹ 24,86,400.00
Depreciation $\{(100 - 10) \times (13 / 60)\}$:	19.50%
Amount of depreciation	:	₹ 4,84,848.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,48,230/- per Sq. M. i.e. ₹ 23,061/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,30,091/- per Sq. M. i.e. ₹ 21,376/- per Sq. Ft.
Value of property	:	888.00 Sq. Ft. X ₹ 25,500 = ₹2,26,44,000
Total Value of property as on 26th February 2025	:	₹2,26,44,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 26th February 2025	:	₹ 2,26,44,000.00 - ₹ 4,84,848.00 = ₹ 2,21,59,152.00
Total Value of the property	:	₹ 2,21,59,152.00
The realizable value of the property	:	₹1,99,43,237.00
Distress value of the property	:	₹1,77,27,322.00
Insurable value of the property (888.00 X 2,800.00)	:	₹24,86,400.00
Guideline value of the property (888.00 X 21376.00)	:	₹1,89,81,888.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 203, 2nd Floor, "Classic Pentagaon", CTS No. 115/B, Western Express Highway, Next to Bisleri Factory, Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, India for this particular purpose at **₹ 2,21,59,152.00 (Rupees Two Crore Twenty One Lakhs Fifty Nine Thousands One Hundred And Fifty Two Only)** as on 26th February 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **26th February 2025** is **₹ 2,21,59,152.00 (Rupees Two Crore Twenty One Lakhs Fifty Nine Thousands One Hundred And Fifty Two Only)** Value varies with time and purpose and hence this value should not



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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.



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PART III- VALUATION

I, hereby declare that

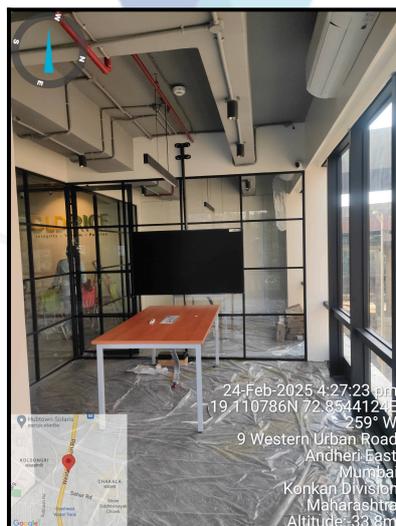
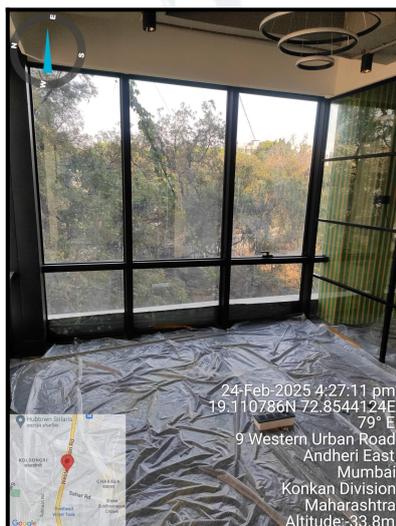
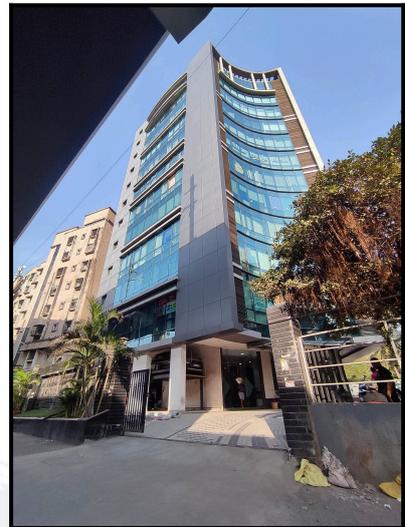
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Ground + 11 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Office Situated on 2 nd Floor				
3	Year of construction	: 2012 (As Per Part 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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak wood door frame with flush shutters, Glass Facade Windows, .				
10	Flooring	: Vinyl Flooring / Carpet.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
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	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
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	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

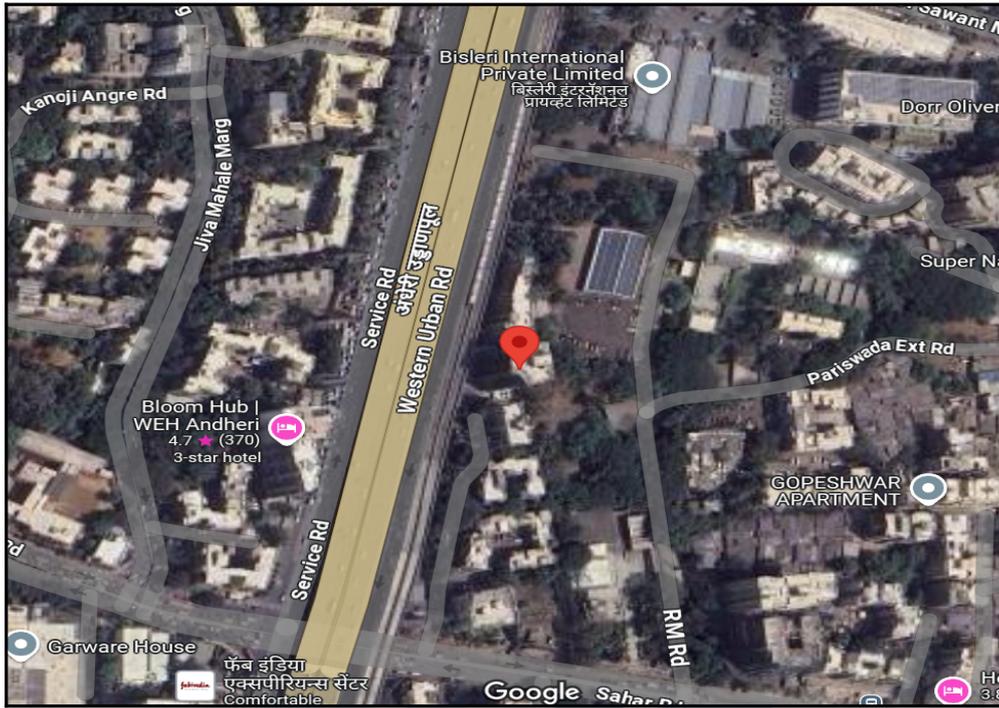
Actual Site Photographs



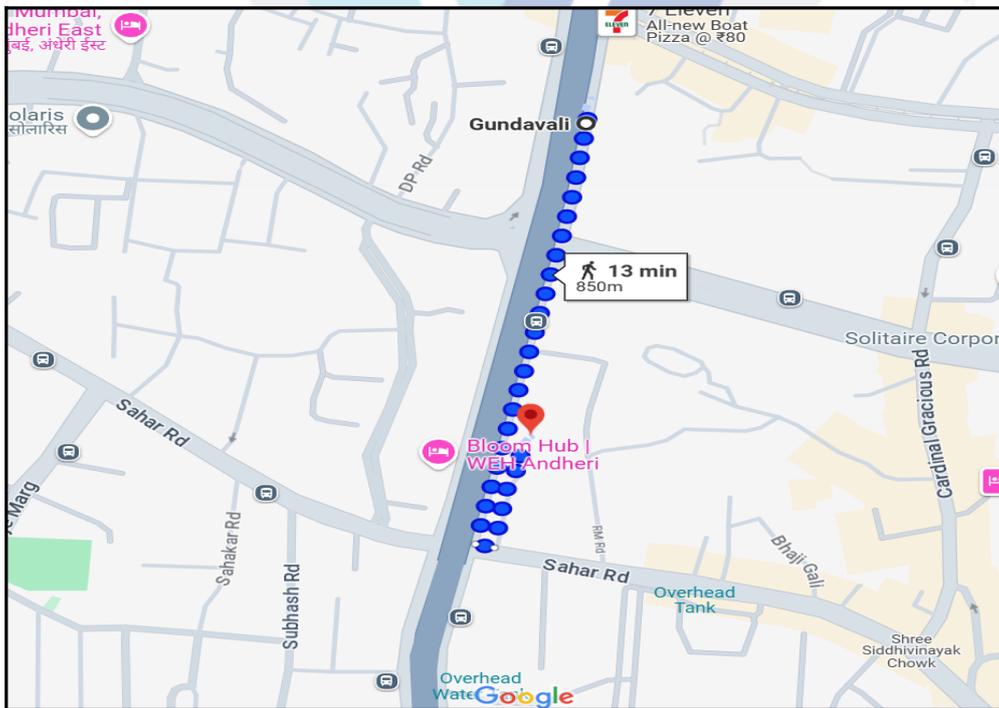
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°6'38.3"N 72°51'16.8"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Gundavali - 850m).

Ready Reckoner Rate

DIVISION / VILLAGE : VILE PARLE EAST 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: Village Boundary to the North, Western Express Highway to the East, Ward Boundary to the South, and Railway Line to the West.TPS Vile Parle No.I, II, IV and IV-A					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
36	36/183	108770	215850	248230	315900	215850
CTS No. 2, 3, 4, 7, 8, 9, 10, 11, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 37, 49, 83, 100, 105, 107, 109, 114, 115, 116, 117, 118, 123, 124, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 201, 204, 211, 212, 213, 214, 215, 216, 217, 218, 223, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 347, 348, 349, 351, 352,						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Office	248230			
Office Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,48,230.00	Sq. Mtr.	23,061.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	108700			
The difference between land rate and building rate(A-B=C)	139,530.00			
Percentage after Depreciation as per table(D)	13%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,30,091.00	Sq. Mtr.	21,376.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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	Office		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	525.00	630.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,429.00	₹26,190.00	-

99acres

[Commercial Buy](#) |

 FREE

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Andheri > Ready to move Office Space for sale in Chakala > 5 to 10 Lakh
Posted on Feb 21, 2025 | Ready to move

₹1.65 Cr

@ 31,429 per sq.ft.

Estimated EMI ₹ 1,31,786

RERA STATUS

NOT AVAILABLE

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

Ready to move Office Space for sale
in Chakala, Andheri East

Contact Owner FREE

Shortlist

Overview
Owner Details
Featured Dealers
Recommendations
Articles

Property (0) Explore Locality Photos/Videos

Photos not shared by advertiser

Request Photos

Number of seats
2 seats

Area spread over
1 floor (3rd / 7 floors building)

Washrooms
1 shared washroom available

Carpet Area
525 sq.ft. (48.77 sq.m.)

Meeting rooms & cabins
1 meeting room and 1 cabin available

Places nearby View All (50)

Chakala, Chakala, Andheri East

Holy Family Church
Omkareshwar Mandir
Ram Mandir
Hanuman Mandir

Hsbc ATM
Hdfc bank ATM

→

Transaction Type: **Resale** | Property Ownership: **Freehold** | Property Code: **A80449895**
www.99acres.com/A80449895

Property facilities

Furnished

No Reception area

No Conference room

No Central Air Conditioning

No Oxygen Duct

No UPS

No Fire extinguisher

No Fire sensors

No Sprinklers

No Fire hose

Quick links
Send Feedback



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Price Indicators

Property	Office		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	380.00	456.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹36,842.00	₹30,702.00	-

HOUSING.COM Commercial In Mumbai Download App List Property Free Saved

Home / Mumbai / Andheri East / Office Space for sale in Andheri East / 380 sq.ft Ready to use Office Space in Andheri...

Last updated: Feb 4, 2023

380 sq.ft Ready to use Office Space, Andheri East, Mumbai

Chakala, Andheri East, Mumbai

₹1.4 Cr

Contact Seller




380 Sq.Ft
Carpet Area

5% P.A.
Expected Rol

10 - 15
Seats

Commercial
Zone Type

5th/ 7 Floors
Floors

ABOUT
OVERVIEW
ADDITIONAL DETAILS
AMENITIES

About the property

Are you looking for a suitable office space for your business? Check this property located in Mumbai. It is nestled in the heart of Mumbai at Andheri East. The property is equipped with modern-day facilities such as lifts including 2 passenger, 1 service lifts and parking space including 1 private, 1

[Read More](#)

You have a fine taste. This property is great!

Contact Seller

Lav
Broker
+91*****2623

Please share your contact

Name

+91 Phone

Email

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

Get Contact Details

Overview

Carpet Area 380 sq.ft	Built Up Area 520 sq.ft
Expected Rol 5% p.a.	Seats 10 - 15
Possession Status Ready to move	Suitable For Others

Price Indicators

Property	Office		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	3,378.00	4,053.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,603.00	₹24,669.00	-

magicbricks

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Posted on: Jan 08, 25 Property ID: 76924499

₹10.0 Cr ₹18501/sqft EMI - ₹4.5L | [Can I afford it?](#) PREMIUM LOCALITY

5405 Sq-ft Commercial Office Space For Sale in [Chakala, Mumbai](#)

110 Seats | 2 Cabins | Furnished | 7 Car Parking

Super Area 5405 sqft - ₹18,501/sqft	Carpet Area 3378 sqft - ₹29,603/sqft	Floor 3(Out of 6 Floors)
Pantry Wet Pantry	Washroom 2	Overlooking Main Road Facing
Facing East	LEED Certification Certified	Lift 1

✔ Virtual Space Option Available ✔ Property Currently Leased Out

Contact Agent
Get Phone No.

More Details

Price	₹10 Cr
Booking Amount	₹20.0 Lac
Facilities	Lift, Reserved Parking, Security, Service/Goods Lift, Visitor Parking, CCTV Camera, Fire Sprinklers
Address	New Nagardas Road, Chakala, Mumbai - Western Mumbai, Maharashtra
Water Availability	24 Hours Available
Virtual Space	Available
Pre Leased Property	company

[View all details](#) ▾

Description: Well maintained preleased commercial office space available for sale at affordable rate. One of the best property for investment with great ROI.

Contact Agent

Contact Agent

Pramod Gupta +91-80XXXXXXX

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 **26th 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 knowledgeable 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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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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 **₹ 2,21,59,152.00 (Rupees Two Crore Twenty One Lakhs Fifty Nine Thousands One Hundred And Fifty Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. AM161706-3

IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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