

T-2
7/4/21
7/4/21
5/12/21



REINFORCING YOUR BUSINESS

HASSOCIATES

Commercial Space

1. Residence Address

: Space corporate Park - sec-69.

2. Owner Name

: -

3. Lessee Name

: -

4. Floor on Rent

: G.F & upper floor.

5. Carpet Area/ Covered Area
possessed by lessee

: -

6. Total No. of Floors

: -

7. Total No. of Rooms/ partitions

: -

8. Total No. of W/C

: -

9. Type of Flooring

: -

(Marble/ Vitrified Tiles/ Mosaic/ PCC)

10. Quality of construction

: V. Good.

(Excellent/ V. Good/ Good/ Average/ Poor)

11. Appearance of structures

: V. Good.

(Excellent/ V. Good/ Good/ Average/ Poor)

12. Condition of the structures

: -

• External

: V. Good

• Internal

: V. Good.

13. Roof (RCC/RB/Shed)

: -

14. Finishing & Beautification

: -

15. Approximate Rent

: -

(monthly/ yearly)

: 80/-sq ft

16. Security Amount Details

: -

17. Rent Agreement Period

: -

Checked
08/04/21

Prepared by
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07/04/21

Spaze corporate park Sec-69.

* G.F 50% efficiency.

Rs. 100 - 120/sq ft → on carpet Area.

Rs. 20/sq ft Maintenance charge.

Floor

old outfit - 65/sq ft.

New outfit - 75/sq ft.

Washell - 60/sq ft.

Maintenance - 20/sq ft.

Parking

1 Parking / 1000 sq ft.

Paid Parking

₹ 3500 per

Note:- All Spaze building in gurgaon rates are same.

* 1 BPTB Sec-61 (5000 sq ft Super area).

Floor - 5th & 6th

80/sq ft.

21/sq ft Maintenance charge.

Parking

1 Parking / 1000 sq ft.

Paid Parking

₹ 4000

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Amul	Loch Sule.	
2.	Contact No.	NA	9818420424	7532843751	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Seller	Seller	
4.	Rates/ Price informed	NA	75 /sq ft.	80 /sq ft.	
5.	Rates Type (Sale/ Buy)	NA	0 Rent.	Rent.	
6.	Area/ Size of the Flat		1500 sq ft.	Super area 5000 sq ft.	
7.	Legal Status (clear, negative, weak)/ No. of owners		clear.	clear	
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Sule.	Sule.	
9.	Distance from the subject Property	0	Same.	Sec-61.	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		Sule.	Sule.	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		—	—	
12.	Any other details/ Discussion held	NA	—	—	
13.	Present expected Sale Value of the overall property?		[700-800 sq ft] 125 PSF - 80 PSF [17-18 manded]		

Ciopal Arora - 9873299733

G.f ⇒ Rs 70- Rs 130/- per sq ft. [Super Area] ⇒ 50% loading for carpet area

Front ⇒ Rs 100/- to Rs 130/- PSF Axis bank Rs 130 sq ft.

Back ⇒ Rs 70- to Rs 80/- PSF

f.f ⇒ Rs 55- 60/- PSF (700 sq ft - Main road facing) ⇒ Rent ⇒ Rs 60/- PSF.

⇒ Titender Low → 9891 6146w → May's Bnu
Comp 1 → JMD → Megapolish

4.8 km from Spaze Park

C.r.f ⇒ Rs 130 - Rs 135 Psf. Rs 20/- Maintenance

front ⇒ Rs 100⁺ Psf, Backside ⇒ Rs 60 to Rs 70 P.S.F.

Comp 2 → Nirvana Courtyard.

5.6 km from Spaze Park

⇒ ~~Comp 2~~ ⇒ Rs 50 P.S.F. → Rs 100 Psf. → ~~test~~ normal AC.

49, ~~Hero-city~~ Eros City Square.

Back ⇒ Rs 70-80/- Psf.

front ⇒ 120 Psf to Rs 110 Psf.
Centralized AC.

[Rs 15/- maintenance]