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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Kalu Singh S/o. Rambahadur Thappa**

Residential Flat No. 716, 7th Floor, 'L' Building, "**Garden View Apartment Co-op. Hsg. Soc. Ltd.**"
Royal Palms Estate, Mayur Nagar, Aarey Milk Colony, Near Unit No. 26
Goregaon (East), Mumbai - 400 065, State - Maharashtra, India.

Latitude Longitude: 19°09'11.7"N 72°53'12.6"E

Intended User:

**Punjab National Bank
Goregaon (West) Branch**

Topiwala Centre, 174, Jawahar Nagar, Goregaon (West), Mumbai - 400 062
State - Maharashtra, India

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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

mumbai@vastukala.co.in

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Valuation Report Prepared For: PNB / Goregaon (West) Branch / Mr. Kalu Singh S/o. Rambahadur Thappa / (014148/2310500) Page 2 of 24

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Vastu/Mumbai/02/2025/014148/2310500
11/09-150-JAV
Date: 11.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 716, 7th Floor, 'L' Building, "Garden View Apartment Co-op. Hsg. Soc. Ltd.", Royal Palms Estate, Mayur Nagar, Aarey Milk Colony, Near Unit No. 26, Goregaon (East), Mumbai - 400 065, State - Maharashtra, India belongs to **Mr. Kalu Singh S/o. Rambahadur Thappa**.

Boundaries of the property.

North	:	Compound
South	:	Internal Road & Ruby Isle Parking
East	:	Internal Road
West	:	Ruchi 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 this particular purpose at **₹ 30,39,864.00 (Rupees Thirty Lakh Thirty Nine Thousand Eight Hundred Sixty Four 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.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) C.C.I.T/I-14/52/2008-09
Punjab National Bank Empanelment No. : REF: ZO: SAMD:1138
Encl: Valuation report.

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Valuation Report of Immovable Property

I		General		
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.	
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.	
3.	a)	Date of inspection	:	07.02.2025
	b)	Date of valuation	:	11.02.2025
	c)	Title Deed Number & Date	:	3684/2014 dated 27/05/2014
4.	List of documents produced for perusal:			
	<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 27/05/2014 between Mr. Brigadier Sudhir Arora & Mrs. Malvika Arora (the Vendor) AND Mr. Kalu Singh S/o. Rambahadur Thappa (the Purchaser), Registration No. 3684 dated 27/05/2014. 2. Copy of Full Occupancy Certificate No. CHE/9196/BP(WS)/AP dated 08/03/2013 issued by Municipal Corporation of Greater Mumbai. 3. Copy of Electricity Bill, Consumer No. 000060121290 dated 22.01.2025 in the name of Kalusingh Rambahadur Thapa. 4. Copy of Commencement Certificate No. CHE/9196/BP(WS)/AP dated 15/02/2008 issued by Municipal Corporation of Greater Mumbai 			
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Kalu Singh S/o. Rambahadur Thappa Residential Flat No. 716, 7 th Floor, 'L' Building, "Garden View Apartment Co-op. Hsg. Soc. Ltd.", Royal Palms Estate, Mayur Nagar, Aarey Milk Colony, Near Unit No. 26, Goregaon (East), Mumbai - 400 065, State - Maharashtra, India. Contact Person: Mr. Kalu Singh (Owner) Mobile No. 9920710033 Sole Ownership	
6.	Brief description of the property	:	The property is a Residential Flat located on 7 th Floor. As per site inspection, the composition of residential flat is Living Room + Kitchen + Bedroom + WC + bath (i.e. 1 BHK with WC & Bath). The property is at 4.6 km. travelling distance from Aarey Metro Station.	
7.	Location of property			
	a)	Plot No. / Survey No.	:	Survey No. 169(pt)
	b)	Door No.	:	Residential Flat No. 716
	c)	C.T.S. No. / Village	:	C.T.S. No. 1627/A of Village - Marol Maroshi
	d)	Ward / Taluka	:	P/S Ward of MCGM, Taluka – Borivali, Zone 54/254A
	e)	Mandal / District	:	District - Mumbai Suburban

	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.	
	g)	Approved map / plan issuing authority	:		
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
	j)	Comment on unauthorizes Construction if any	:	No	
	k)	Comment on demolition proceedings if any	:		
8.		Postal address of the property	:	Residential Flat No. 716, 7 th Floor, 'L' Building, " Garden View Apartment Co-op. Hsg. Soc. Ltd. ", Royal Palms Estate, Mayur Nagar, Aarey Milk Colony, Near Unit No. 26, Goregaon (East), Mumbai - 400 065, State - Maharashtra, India.	
9.		City / Town	:	Goregaon (East), Mumbai	
		Residential area	:	Yes	
		Commercial area	:	No	
		Industrial area	:	No	
10.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
11.		Comment on whether the society where the flats are located is freely Accessible?	:	Yes	
12.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Marol Maroshi Municipal Corporation of Greater Mumbai	
13.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
14.		Boundaries of the property		As per Site	As per Document
		North	:	Compound	Information not available
		South	:	Internal Road & Ruby Isle Parking	Information not available
		East	:	Internal Road	Information not available
		West	:	Ruchi House	Information not available
		Boundaries of the Flat		As per Site	As per Document
		North	:	Marginal Space	Information not available
		South	:	Passage	Information not available
		East	:	Staircase	Information not available
		West	:	Way to Lift / Lobby	Information not available

15.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat in a building.
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
16.	Extent of the site	:	Carpet Area in Sq. Ft. = 241.00 Sq. Ft. (Area as per actual site measurement) Carpet Area in Sq. Ft. = 230.00 (As per Agreement for Sale) Built-up Area in Sq. Ft. = 276.00 Sq. Ft. (Area as per Index II)
16.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°09'11.7"N 72°53'12.6"E
17.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built-up Area in Sq. Ft. = 276.00 Sq. Ft. (Area as per Index II)
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Name of the Apartment	:	"Garden View Apartment Co-op. Hsg. Soc. Ltd."
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3	Year of Construction	:	2013 (As per Occupancy Certificate)
4	Number of Floors	:	Stilt + 20 Upper Floors
5	Type of Structure	:	R.C.C. framed structure
6	Number of Dwelling units in the building	:	7 th Floor is having 18 Flats
7	Quality of Construction	:	Normal
8	Appearance of the Building	:	Normal
9	Maintenance of the Building	:	Normal
10	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	Residential Flat		
1	The floor in which the Flat is situated	:	7 th Floor
2	Door No. of the Flat	:	Residential Flat No. 716

3	Specifications of the Flat	:	
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush Shutters
	Windows	:	Powder coated Aluminum sliding windows with MS grill
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Details not available
7	Sale Deed executed in the name of	:	Mr. Kalu Singh S/o. Rambahadur Thappa
8	What is the undivided area of land as per Sale Deed?	:	Information not available
9	What is the plinth area of the Flat?	:	Built-up Area in Sq. Ft. = 276.00 Sq. Ft. (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 241.00 Sq. Ft. (Area as per actual site measurement) Carpet Area in Sq. Ft. = 230.00 (As per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000/- Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
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 Residential flat 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	:	₹ 10,000/- to ₹ 13,000/- per Sq. Ft. on Built Up Area

	areas)		
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	:	₹ 11,500/- per Sq. Ft. on Built-up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 8,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹ 1,00,863/- Per Sq. M. i.e., ₹ 9,370/- Per Sq. Ft.
	Guideline rate (evidence thereof to be enclosed)		₹ 94,504/- Per Sq. M. i.e., ₹ 8,780/- Per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	12 years
	Life of the building estimated	:	48 years Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	18%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,214.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 11,014.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	276.00 Sq. Ft.	11,014.00	30,39,864.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e., ₹ 10,000/- to ₹ 13,000/- per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Residential flat, all-round development of residential and commercial application in the locality etc. We estimate ₹ **11,014.00** per Sq. Ft. on Built-up Area for valuation after depreciation.



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is ₹ 30,39,864.00 (Rupees Thirty Lakh Thirty Nine Thousand Eight Hundred Sixty Four Only). The Realizable Value of the above property is ₹ 27,35,878.00 (Rupees Twenty Seven Lakh Thirty Five Thousand Eight Hundred Seventy Eight Only). The Distress Value is ₹ 24,31,891.00 (Rupees Twenty Four Lakh Thirty One Thousand Eight Hundred Ninety One Only).

I	Date of Purchase of Immovable Property	:	27.05.2014
II	Purchase Price of immovable property	:	₹ 20,50,000.00
III	Book value (Purchase Price) of immovable property:	:	₹ 21,89,200.00
IV	Fair Market Value of immovable property:	:	₹ 30,39,864.00
V	Realizable Value of immovable property:	:	₹ 27,35,878.00
VI	Distress Sale Value of immovable property:	:	₹ 24,31,891.00
VII	Guideline Value (276.00 Sq. Ft. x 8,780.00)	:	₹ 24,23,280.00
VIII	Insurable value of the property (276.00 Sq. Ft. x 2,700.00)	:	₹ 7,45,200.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

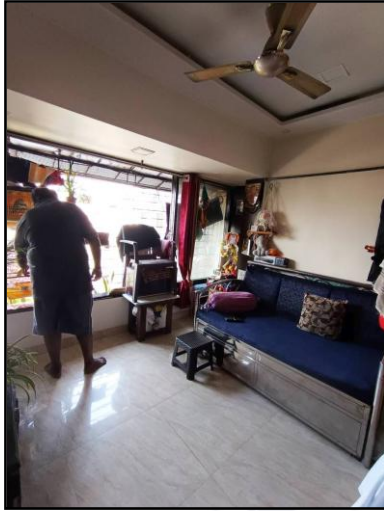
Chartered Engineer (India)

Reg. No. (N) C.C.I.T/I-14/52/2008-09

Punjab National Bank Empanelment No.: REF: ZO: SAMD:1138

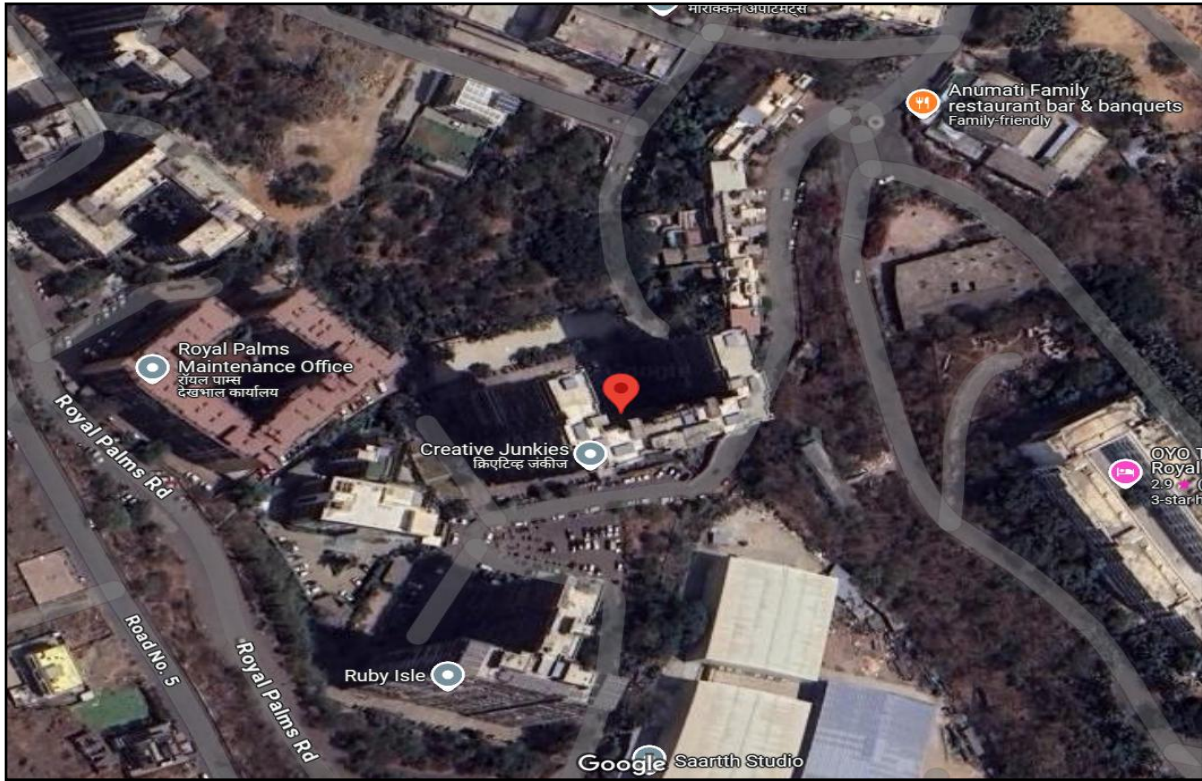
Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (e.g., Google earth) etc.
5.	Any other relevant documents/extracts

Actual Site Photographs

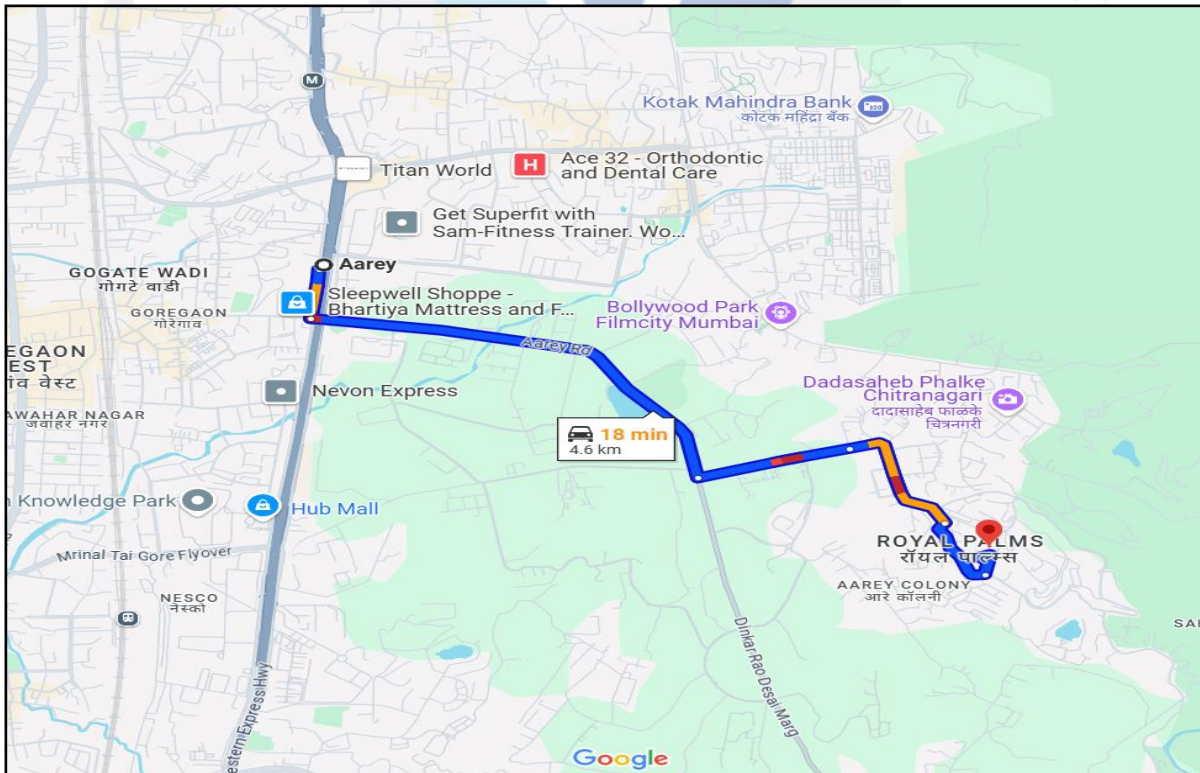


GARDEN VIEW APTS. CHS. LTD.	
REG. NO. MUM / W-P / HSG / (TC) / 14853 OF 2010-2011 DT. 03.02.2011	
7th Floor	
701. MR. ABHISHEK R. PANDEY & MR. ANWASH R. PANDEY	708. FLORINA RAINGAKYA / STEPHEN J. RAINGAKYA
702. MR. NITESH KUMAR & MRS. DIVYA TIWARI	709. MR. DIPU PAUL
703. MR. RAJUL WIKO SODDQE MENON & MRS. SHREEN BHAIJALU	710. MR. AMEERUDDIN HISSANUDDIN SHARIF
704. MRS. MAUSUMI KARKERA	711. MR. VIKAS G. KOTHARI
705. MR. XAVIER ANTHONY SALDANHA	712. MR. VIVEK BAGANATH PRAKASH
706. MRS. BHAVNA MANISH SRIVASTAVA	713. MR. MICHAEL WILLIAM B. KAPLAN
707. VIVEK HARSHUL SHEETAL SALMANIS	714. MR. MANISH KUMAR
717. DR. RUPALI PARLEWAR	715. MRS. CLAUDIA D. BALDI
718. MRS. PRAACHI VATS	716. MR. & MRS. RAJNARA C. PATIL
	716. MR. KALU SINGH RAMBAHADUR THAPPA

Route Map of the property



Note: Red Marks shows the exact location of the property



Longitude Latitude - 19°09'11.7"N 72°53'12.6"E

Note: The Blue line shows the route to site from nearest Metro station (Aarey – 4.6 km.)

Ready Reckoner Rate

Home		Valuation Rules		User Manual		Close		Feedback															
<p>Department of Registration & Stamps Government of Maharashtra</p> <p>नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन</p> <p>नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक</p>																							
<p>Year: 20242025</p> <p>Selected District: मुंबई(उपनगर)</p> <p>Select Village: मरोशी-बोरिवली</p> <p>Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location</p> <p>Enter Survey No: 1627 Search</p>																							
<table border="1"> <thead> <tr> <th>उपविभाग</th> <th>बुली जमीन</th> <th>निवासी सदनिका</th> <th>ऑफिस इकाणे</th> <th>औद्योगिक</th> <th>एकक (Rs./)</th> <th>Attribute</th> </tr> </thead> <tbody> <tr> <td>54/254A-भूभाग : रॉयल पाम वसाहत सि.स.क्र. 1627</td> <td>47870</td> <td>96060</td> <td>106670</td> <td>144680</td> <td>102120</td> <td>चौरस मीटर सि.टी.एस. नंबर</td> </tr> </tbody> </table>										उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस इकाणे	औद्योगिक	एकक (Rs./)	Attribute	54/254A-भूभाग : रॉयल पाम वसाहत सि.स.क्र. 1627	47870	96060	106670	144680	102120	चौरस मीटर सि.टी.एस. नंबर
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Stamp Duty Ready Reckoner Market Value Rate for Flat	96,060.00			
5% Increase on Flat Located on 7th Floor	4,803.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,00,863.00	Sq. Mt.	9,370.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	47,870.00			
The difference between land rate and building rate (A – B = C)	52,993.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
Rate to be adopted after considering depreciation [B + (C x D)]	94,504.00	Sq. Mt.	8,780.00	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

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 Indicator

Property	1 BHK Flat in Royal Palms, Garden View CHSL		
Source	NOBROKER		
Floor	-		
	Carpet	Built Up	Saleable
Area	334.00	400.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 14,970.00	₹ 12,475.00	-

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1 BHK Flat In Royal Palms Garden View Ch...
ROYAL PALMS ,AARE COLONY

Loan Verified

₹ 50 Lacs
Negotiable

₹ 28,657/Month
Estimated EMI

385
Sq.Ft

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Photos
Location

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike and Car
Parking

Jan 10, 2025
Posted On

Immediately
Possession

Royal Palms Garde...
Apartment

Full
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out

[Wrong Info](#)

Price trends by NBestimate [Check Now](#)

Nearby: VIJAYA BANK, GOREGAON WEST | Goregaon Railway Station | Kokan Hospital | Goregaon (East) | Carnival Cinemas Moviestar

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges NA	Flooring NA
Builtup Area 385 Sq.Ft	Carpet Area 334 Sq.Ft
Furnishing Status Unfurnished Furnish Now	Facing North

Activity On This Property

90

Unique Views

5

Shortlists

1

Contacted

Powered By: NBestimate

Similar Properties

Price Indicator

Property	Flat in Royal palms Garden Vies, Aarey Colony, Goregaon East		
Source	Housing.com		
Floor	16 th		
	Carpet	Built Up	Saleable
Area	385.00	462.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 13,247.00	₹ 11,039.00	-

HOUSING.COM Buy in Mumbai

Goregaon East + Add

Download App
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Saved

540.00 sq.ft
[convert unit](#)
Built Up Area

₹9.44 K/sq.ft
Avg. Price

8 Year Old
Age of property

Ready to move
Possession status

16 of 20
Floor

North-East facing
Facing

Fully Furnished
Furnishing

OVERVIEW
FURNISHINGS
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY >

Property Location
Royal Palms Garden View, Aarey Colony, Goregaon East, Mumbai

Around This Property

School
St. Xavier's High School

9 mins
(0.6 km)

Hospital
Holy Spirit Hospital

11 mins
(0.6 km)

View more on Maps

Property Overview

<p>Project Name Royal Palms Garden View</p> <p>Price ₹51.0 L</p> <p>Bedrooms 1</p> <p>Parking 1 Open Parking</p>	<p>Brokerage ₹59,999 <small>(Negotiable)</small> Access Zero Brokerage Properties ></p> <p>Carpet Area 385 sq.ft</p> <p>Bathrooms 1</p> <p>Balcony 1</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Great choice! Better priced property in this area

Contact Seller

Brothers Property
Housing Expert
+9190049....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?* ⓘ

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

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later. ♥

Price Indicator

Property	Flat in Royal Palms Garden Vies, Aarey Milk Colony, Goregaon East		
Source	99acres		
Floor	3 rd		
	Carpet	Built Up	Saleable
Area	390.00	468.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 13,077.00	₹ 10,897.00	-

99acres
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Goregaon > Flats in Aarey Milk Colony > 1 BHK Flats in Aarey Milk Colony

Posted on Jan 18, 2025 | Ready to move

₹51 Lac @ 13,076 per sq.ft.

Estimated EMI ₹ 40,734

1BHK 1Bath

Flat/Apartment for Sale

In Royal Palms Garden View, Aarey Milk Colony, Goregaon East

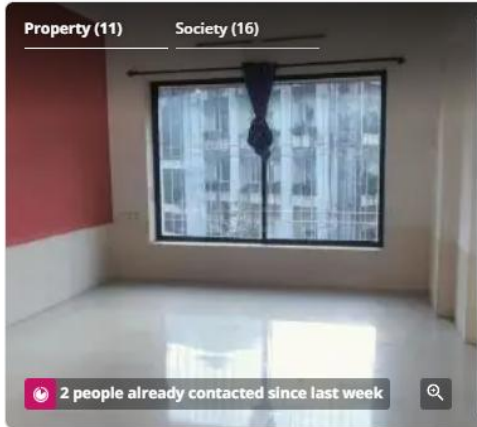
Contact Dealer FREE

Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (11) **Society (16)**



2 people already contacted since last week

Area

Carpet area: 390 sq.ft. (36.23 sq.m.)

Configuration

1 Bedroom , 1 Bathroom, 2 Balconies with Others

Price

₹ 51 Lac+ Govt Charges & Tax @ 13,076 per sq.ft. (Negotiable) [View Price](#)

Details

Address

Royal Palms Garden View
Aarey Milk Colony, Goregaon East

Floor Number

3rd of 20 Floors

Facing

North-East

Overlooking

Park/Garden, Main Road

Property Age

5 to 10 Year Old

Why you should consider this property?

Key Highlights
of the property

- ✓ North-East Facing
- ✓ Aarey metro station within 3km
- ✓ School within 500m
- ✓ Super Market within 500m

[View 10 More -->](#)



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Sale Instances

Property	Flat in Garen View CHSL, Royal Palms, Goregaon East		
Source	Index II		
Floor	16th		
	Carpet	Built Up	Saleable
Area	376.00	451.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 12,965.00	₹ 10,809.00	-

2/8/25, 11:17 AM

igr_13672

13672324 01-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 1 दस्त क्रमांक : 13672/2024 नोंदणी : Regn:63m
गावाचे नाव : मरोशी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4875000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4426348.74	
(4) भूमापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1603, माळा नं: सोळावा मजला एल बिल्लिंग, इमारतीचे नाव: गार्डन व्हिव को.ऑ.हौ.सोसा. ली., ब्लॉक नं: रॉयल पाल्म्स गोरेगाव ईस्ट मुंबई - 400065, रोड : आरे मिलक कॉलनी, इतर माहिती: सदर दस्तामध्ये महिला खरेदीदार असल्यामुळे शासन परि क्र. मुद्रांक 2021 अ.नौ.सं.क्र 12/प्र.कं/107/म-1/दि 31 मार्च 2021 अन्वये मुद्रांक शुल्कात 1% माफी दिली आहे. ((C.T.S. Number : 1627A ;))	
(5) क्षेत्रफळ	41.89 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निशीथ किरणचंद्र पंढ्या वय:-50 पत्ता:-प्लॉट नं: डी-302, माळा नं: -, इमारतीचे नाव: निर्मल पार्क , ब्लॉक नं: पंप हाऊस अंधेरी ईस्ट मुंबई , रोड नं: आर.जे रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-ADRPP5767F	
(8)दस्ताऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा पाल वय:-29; पत्ता:-प्लॉट नं: 9ए/137, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हनुमान नगर नियर झेनिथ अर्कडेमी मुस्तफाबाद गया बिहार , रोड नं: -, बिहार, गया. पिन कोड:-823001 पॅन नं:-CSKPP4220P	
(9) दस्ताऐवज करुन दिल्याचा दिनांक	24/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	13672/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	243750	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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Sale Instances

Property	Flat		
Source	Index II		
3rd	3rd		
	Carpet	Built Up	Saleable
Area	375.00	450.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 13,307.00	₹ 11,089.00	-

24177389		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
17-11-2024			दस्त क्रमांक : 24177/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोदणी :
			Regn:63m
गावाचे नाव : मरोशी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4990000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4012426.20		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 302, माळा नं: तिसरा मजला जी बिल्डिंग, इमारतीचे नाव: पाल्म आयलंड 2, ब्लॉक नं: रॉयल पाल्मस गोरेगाव ईस्ट मुंबई - 400065, रोड : आरे मिल्क कॉलनी((C.T.S. Number : 1627A ;))		
(5) क्षेत्रफळ	41.77 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-उपेंद्र डी बाहोत वय:-57 पत्ता:-प्लॉट नं: एम एस/आर बी/II/51/7, माळा नं: -, इमारतीचे नाव: सायन सेंट्रल रेल्वे कॉलनी , ब्लॉक नं: बिहाईड सायन हॉस्पिटल मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-ACLPB1924D 2): नाव:-रेखा यु बाहोत वय:-53 पत्ता:-प्लॉट नं: एम एस/आर बी/II/51/7, माळा नं: -, इमारतीचे नाव: सायन सेंट्रल रेल्वे कॉलनी, ब्लॉक नं: बिहाईड सायन हॉस्पिटल मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-ANZPB9111B		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धीरज कुमार वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आय,जी कॉलनी बी.बी गंज भगवानपुर मुझफ्फरपुर बिहार , रोड नं: -, बिहार, ंऊलाफ्फा-पूर. पिन कोड:-842001 पॅन नं:-DZLPK8398L		
(9) दस्तऐवज करून दिल्याचा दिनांक	13/11/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	13/11/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	24177/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	299400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.



DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 11.02.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally visited the property on 07.02.2025 The work is not sub- contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Mr. Kalu Singh S/o. Rambahadur Thappa, as per Agreement for Sale dated 27.05.2014.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Goregaon (West) Branch to assess Fair Market Value of the property for Housing Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Chandan Singh - Valuation Engineer Vinita Surve - Technical Manager Jayaraja Acharya - Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 07.02.2025 Valuation Date – 11.02.2025 Date of Report – 11.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on – 07.02.2025
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely overall or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and Commercial application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	-
12.	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

APPENDIX VI

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are in compatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the



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time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation, - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.



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Occupation, employability, and restrictions.

- 29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.



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UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957, or Gift Tax Act 1958 and
- My PAN Card number as applicable is AEAPC0117Q.
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) C.C.I.T/I-14/52/2008-09

Punjab National Bank Empanelment No.: REF: ZO: SAMD:1138



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