

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar**

Residential Flat No. 203, 2nd Floor, Wing - B, "Kausthubham Co-op. Hsg. Soc. Ltd.", Gokuldham,
Film City Road, Village - Malad (East), Goregaon (East), Mumbai, Taluka - Borivali, District - Mumbai
Suburban District, PIN Code - 400 063, State - Maharashtra, India.

Latitude Longitude : 19°10'23.5"N 72°52'13.5"E

Intended User:

Cosmos Bank
Dadar Branch

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

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**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing - B, "**Kausthubham Co-op. Hsg. Soc. Ltd.**", Gokuldham, Film City Road, Village - Malad (East), Goregaon (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 063, State - Maharashtra, India belongs to **Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar.**

Boundaries of the property

North	: Slum Area
South	: Road & Lakshchandi Heights
East	: Slum Area
West	: Vasundhara CHSL

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 **₹ 1,18,64,600.00 (Rupees One Crore Eighteen Lakhs Sixty Four Thousands Six Hundred 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. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:

Encl.: Valuation report



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

 www.vastukala.co.in



Residential Flat No. 203, 2nd Floor, Wing - B, "Kausthubham Co-op. Hsg. Soc. Ltd.", Gokuldhm, Film City Road, Village - Malad (East), Goregaon (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 063, 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 11.07.2024 for Bank Loan Purpose.
1	Date of inspection	06.07.2024
3	Name of the owner / owners	Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 203, 2 nd Floor, Wing - B, "Kausthubham Co-op. Hsg. Soc. Ltd.", Gokuldhm, Film City Road, Village - Malad (East), Goregaon (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 063, State - Maharashtra, India. Contact Person : Mr. Sumedh Patkar (Owner's Brother) Contact No. 8591712958
6	Location, Street, ward no	Gokuldhm, Film City Road Village - Malad (East), Goregaon (East), Mumbai District - Mumbai Suburban District
7	Survey / Plot No. of land	CTS No - 620 (Part) of Village - Malad (East) New Survey No - 261 (Part)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential 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. = 429.06 (Area as per Site measurement) Built Up Area in Sq. Ft. = 550.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Malad (East), Goregaon (East), Mumbai Taluka - Borivali, District - Mumbai Suburban District, Pin - PIN Code - 400 063
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?	Owner Occupied - Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	24,500/- Expected 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 Residential 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 – 1990 (Approx.)
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, Dadar Branch Branch to assess Fair Market Value as on 11.07.2024 for Residential Flat Residential Flat No. 203, 2nd Floor, Wing - B, "**Kausthubham Co-op. Hsg. Soc. Ltd.**", Gokuldham, Film City Road, Village - Malad (East), Goregaon (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 063, State - Maharashtra, India belongs to **Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar.**

We are in receipt of the following documents::

1)	Copy of Agreement for sale Document No.4952/2005 Dated 01.01.1970 between Mr. Jose Mathews(The Vendor) And Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar(The purchaser).
2)	Copy of Commencement Certificate Document No.CHE / 6067 / BP (WS) / AP / AR issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Malad (East), Goregaon (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 063. The property falls in Flat Zone. It is at a traveling distance 3.3 Km. from Goregaon Railway Station.

Building

The building under reference is having Stilt + 7 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 Residential purpose. 2nd is having 6 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd. The Composition of Residential Flat The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom + WC. This Residential Flat is Marble Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casting Capping Electrical wiringetc.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Valuation as on 11th July 2024

The Built Up Area of the Residential Flat	:	550.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	1990 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	34 Years
Cost of Construction	:	550.00 Sq. Ft. X ₹ 2,800.00 = ₹ 15,40,000.00
Depreciation $\{(100 - 10) \times (34 / 60)\}$:	51.00%
Amount of depreciation	:	₹ 7,85,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,59,760/- per Sq. M. i.e. ₹ 14,842/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,32,410/- per Sq. M. i.e. ₹ 12,301/- per Sq. Ft.
Value of property as on 11th July 2024	:	550.00 Sq. Ft. X ₹ 23,000 = ₹ 1,26,50,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 11th July 2024	:	₹ 1,26,50,000.00 - ₹ 7,85,400.00 = ₹ 1,18,64,600.00
Total Value of the property	:	₹ ₹ 1,18,64,600.00
The realizable value of the property	:	₹ 1,06,78,140.00
Distress value of the property	:	₹ 94,91,680.00
Insurable value of the property (550.00 X 2,800.00)	:	₹ 15,40,000.00
Guideline value of the property (550.00 X 12301.00)	:	₹ 67,65,550.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 203, 2nd Floor, Wing - B, "Kausthubham Co-op. Hsg. Soc. Ltd.", Gokuldham, Film City Road, Village - Malad (East), Goregaon (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 063, State - Maharashtra, India for this particular purpose at **₹ 1,18,64,600.00 (Rupees One Crore Eighteen Lakhs Sixty Four Thousands Six Hundred Only)** as on 11th July 2024

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 **11th July 2024** is **₹ 1,18,64,600.00 (Rupees One Crore Eighteen Lakhs Sixty Four Thousands Six Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.

3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- 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	:	Stilt + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 2 nd Floor
3	Year of construction	:	1990 (Approx.)
4	Estimated future life	:	26 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 Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Marble Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building								
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. Casting Capping Electrical wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary								
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 1Lift								
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System								
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System								
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								

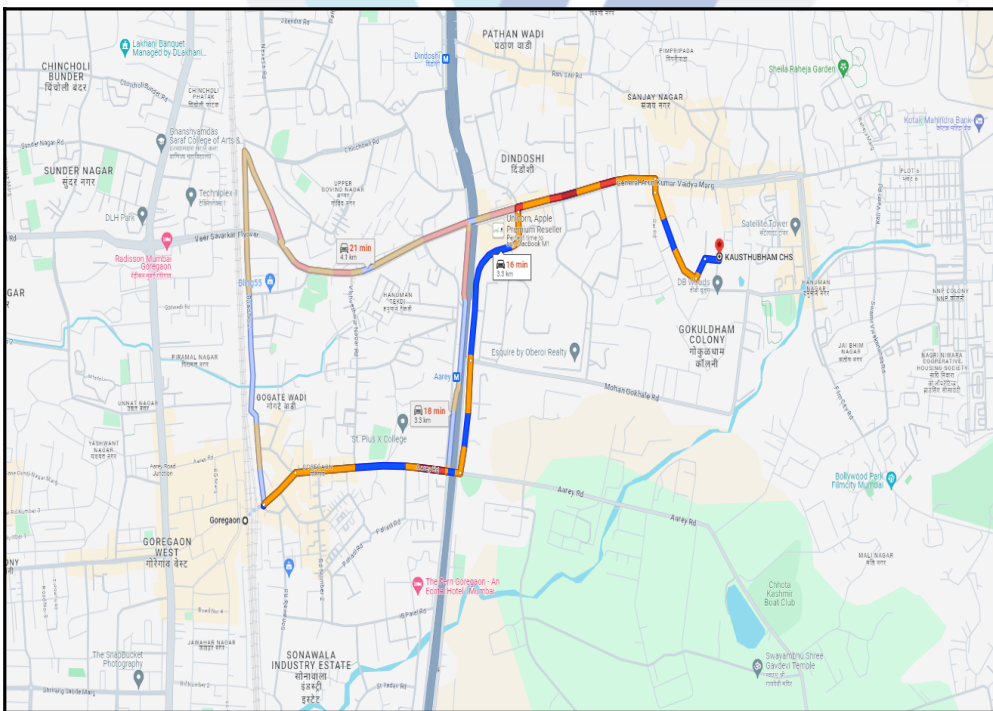
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'23.5"N 72°52'13.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Goregaon - 3.3 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : MALAD 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: Ward Boundary to the North, Ward Boundary to the East, and Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
62	62/294	79320	159760	183730	199710	159760
CTS No. 63DB, 602A/6, 604, 605, 612, 613, 614, 615, 616, 617, 618, 619, 620A/6, 620A/1A/4A/2/1/9, 620A/5, 620, 620A/1A4A/2/1/8, 621, 622, 623, 624, 625, 626A, 626C, 626, 627C/113, 627C/110, 627C/114, 627, 627C/112, 627C/111, 628, 633, 636, 637, 638A/2, 638A/1, 638, 639, 640B, 640A/2, 640A/3, 640, 641, 641A/4, 641A/5, 642, 643, 644, 648A, 653, 653/1A, 653A, 653A/1/1, 653A/1A/1B, 653/1A/1A, 653A/1B/2, 653A/2, 653A/3B, 653B, 653/1B/1, 654, 655, 656, 657, 658, 658C, 659, 660, 661, 662, 663, 664, 698B, 698C, 698, 699						
Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	159760			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,59,760.00	Sq. Mtr.	14,842.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	79320			
The difference between land rate and building rate(A-B=C)	80,440.00			
Percentage after Depreciation as per table(D)	34%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,32,410.00	Sq. Mtr.	12,301.00	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	2 BHK Flat In Gaurav Arpan Darpan Kanyapada For Sale In Goregaon (East)		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	660.00	792.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,000.00	₹20,833.00	-



The screenshot shows a NoBroker real estate listing for a 2 BHK flat in Goregaon. The main title is "2 BHK Flat In Gaurav Arpan Darpan Kanyapada For Sale In Goregaon". Key details include a price of ₹ 1.65 Crores (Negotiable), an estimated EMI of ₹ 94,568/Month, and a size of 825 Sq. Ft. The listing is categorized as a "Loan Verified" property. The page features several interior photos of the flat, including a bedroom with a bed and a living area. A sidebar on the right provides additional details: 2 Bedrooms, 2 Bathrooms, 1 Balcony, and Car Parking. It also shows the listing date as Mar 8, 2024, and the possession status as "Immediately". Below the photos, there is an "Overview" section with key metrics: Age of Building (>10 Years), Maintenance Charges (₹ 9 Per Sq. Ft./M), Builtup Area (825 Sq. Ft.), Furnishing Status (Fully Furnished), Floor (4/7), and Gated Security (Yes). Other details include Ownership Type (Self Owned), Flooring (Marble/Granite), Carpet Area (660 Sq. Ft.), Facing (North-East), and Parking (Car). The page also includes an "Activity On This Property" section, "Similar Properties" recommendations, and a "NoBroker Support" chat window.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property	1 BHK Flat In Divya Stuti Chsl Gokuldham Market Goregaon East		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,250.00	₹21,875.00	-

The screenshot displays a property listing on the Nobroker website. The main heading is "1 BHK Flat In Divya Stuti Chs For Sale In Goregaon East" located in Gokuldham Market. Key details include a price of ₹1.05 Crores (Negotiable), an estimated EMI of ₹60,180/month, and a carpet area of 450 Sq. Ft. The listing is categorized as a "Loan Verified" property. The overview table provides the following specifications:

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹0.0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	450 Sq.Ft	Carpet Area	400 Sq.Ft
Furnishing Status	Semi Furnish now	Facing	North-East
Floor	6/7	Parking	Bike And Car
Gated Security	Yes		

The page also features a "NoBroker Services" section and a "Live Support" chat window with a customer support agent named Natasha. The chat history shows a conversation about finding a house within a budget.

Property	2 BHK Flat In Neha Heena Gaurav Jewels For Sale In Goregaon East		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	710.00	852.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,944.00	₹19,953.00	-



NOBROKER

2 BHK Flat In Neha Heena Gaurav Jewels For Sale In Goregaon East
Gokul Dham, Film City Road, Goregaon East, Mumbai-400063, Maharashtra, INDIA.

₹ 1.7 Crores Negotiable | ₹ 97,434/Month Estimated EMI | 1,080 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon / 2bhk Flat for Sale in Goregaon / Property Details

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 5.6 Per Sq. Ft./M	Flooring	Vitrified Tiles
Builtup Area	1,080 Sq.Ft	Carpet Area	710 Sq. Ft.
Furnishing Status	Fully Furnished	Facing	North-East
Floor	11/14	Parking	Bike
Geated Security	Yes		

Activity On This Property

244 Unique Views | 0 Shortlist

NoBroker Support

Live Support Customer Support

Chat started

Natasha: Hi, I can help you find a preferred house. What is your buying budget?

Hi, I can help you with selection of the right property. What is your budget?

Type a message here...

zendesk

Property	1 BHK Flat In Doordarshan Society For Sale In Gokuldham Colony, Goregaon East		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	433.00	520.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹26,559.00	₹22,115.00	-

NOBROKER 1 BHK Flat In Doordarshan Society For Sale In Gokuldham Colony, Goregaon East

₹ 1.15 Crores Negotiable | ₹ 65,911/Month Estimated EMi | 520 Sq. Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon / 1bhk Flat for Sale in Goregaon / Property Details

Photos Location

1 Bedroom (No. of Bedroom) | 1 Bathroom (No. of Bathroom) | NA (Balcony) | Car (Parking) | May 26, 2024 (Posted On) | Nov 1, 2024 (Possession) | Doordarshan Society (Apartments) | None (Power Backup)

Get Owner Details

Report what was not correct in this property: Listed by Broker, Sold Out, Wrong Info

Price trends by NBEstimate

Nearby: NESCO IT Park, PVR ICON, Udipi Vihar, McDonald's, Maled

Overview	
Age of Building	>10 Years
Maintenance Charges	₹4.5 Per Sq.Ft/M
Builtup Area	520 Sq.Ft
Furnishing Status	Semi Furnish now
Floor	1/7
Geat Security	Yes
Ownership Type	Self Owned
Flooring	NA
Carpet Area	470 Sq.Ft
Facing	East
Parking	Car

Activity On This Property: 0 Unique Views, 0 Shortlists

Similar Properties: There are no Similar

NoBroker Support: Live Support, Customer Support

Chat started with Natasha: Hi, I can help you find a preferred house. What is your buying budget? / Hi, I can help you with selection of the right property. What is your budget?

NoBroker Services

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th July 2024**

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.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,18,64,600.00 (Rupees One Crore Eighteen Lakhs Sixty Four Thousands Six Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

