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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Navin Ratanchand Jain & Mrs. Monica Navin Jain**

Residential Flat No. 501, 5<sup>th</sup> Floor, Building No O2, "Om Gokul Garden (O1 & O2) Co. Op. Hsg. Soc. Ltd. ", Thakur Complex, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, India.

Latitude Longitude : 19°12'38.7"N 72°51'41.3"E

### Intended User:

**Cosmos Bank  
Malad (East) Branch**

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097

### Our Pan India Presence at :

- |            |        |           |           |
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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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 501, 5<sup>th</sup> Floor, Building No O2, "Om Gokul Garden (O1 & O2) Co. Op. Hsg. Soc. Ltd. ", Thakur Complex, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, India belongs to **Mr. Navin Ratanchand Jain & Mrs. Monica Navin Jain**.

Boundaries of the property

North : Internal Road & Jinal CHSL  
South : Internal Road  
East : Bungalow  
West : Internal Road

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 **₹ 1,48,52,876.00 (Rupees One Crore Forty Eight Lakhs Fifty Two Thousands Eight Hundred And Seventy Six 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 :

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### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

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Residential Flat No. 501, 5<sup>th</sup> Floor, Building No O2, "Om Gokul Garden (O1 & O2) Co. Op. Hsg. Soc. Ltd. ", Thakur Complex, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, 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 12.07.2024 for Education Loan Purpose.
1	Date of inspection	11.07.2024
3	Name of the owner / owners	<b>Mr. Navin Ratanchand Jain &amp; Mrs. Monica Navin Jain</b>
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	<b>Address:</b> Residential Flat No. 501, 5 <sup>th</sup> Floor, Building No O2, "Om Gokul Garden (O1 & O2) Co. Op. Hsg. Soc. Ltd. ", Thakur Complex, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, India.  <b>Contact Person :</b> Ankit Jian (Tenant) Contact No. 9833939280
6	Location, Street, ward no	Western Express Highway Village - Poisar, Kandivali (East), Mumbai District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 581, 581/1 of Village - Poisar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Upper 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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 605.69 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 598.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 717.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Poisar, Kandivali (East), Mumbai Taluka - Borivali, District - Mumbai Suburban , Pin - PIN - 400 101
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Ankit Jain & Mrs. Jyoti Jain
	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 MCGM Norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Ankit Jain & Mrs. Jyoti Jain
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	35,000/- per Month 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	<b>SALES</b>	
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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1995 (As per agreement)
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch Branch to assess Fair Market Value as on 12.07.2024 for Residential Flat Residential Flat No. 501, 5<sup>th</sup> Floor, Building No O2, "Om Gokul Garden (O1 & O2) Co. Op. Hsg. Soc. Ltd. ", Thakur Complex, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, India belongs to **Mr. Navin Ratanchand Jain & Mrs. Monica Navin Jain**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.907 / 2008 Dated 02.01.2008 between Mr. Ahok Kumar Jain & Mrs. Ankita Ashok Jain (The Vendor) And Mr. Navin Ratanchand Jain & Mrs. Monica Navin Jain (The purchaser).
2)	Copy of Share Certificate No.41 Dated 01.01.1970.
3)	Copy of Society Maintenance Bill Document No.43 Dated 04.01.2024.

### Location

The said building is located at Village - Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101. The property falls in Flat Zone. It is at a traveling distance 3.8 Km from Borivali Railway Station.

### Building

The building under reference is having Ground + 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. 5th is having 3 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 5<sup>th</sup>. The Composition of Residential Flat The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 3 Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood



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Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

### Valuation as on 12th July 2024

The Carpet Area of the Residential Flat	:	598.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	1995 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	29 Years
Cost of Construction	:	717.60 Sq. Ft. X ₹ 2,800.00 = ₹ 20,09,280.00
Depreciation $\{(100 - 10) \times (29 / 60)\}$	:	43.50%
Amount of depreciation	:	₹ 8,74,524.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,69,722/- per Sq. M. i.e. ₹ 15,768/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,47,320/- per Sq. M. i.e. ₹ 13,686/- per Sq. Ft.
Value of property as on 12th July 2024	:	598.00 Sq. Ft. X ₹ 26,300 = ₹ 1,57,27,400.00

(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 12th July 2024	:	₹ 1,57,27,400.00 - ₹ 8,74,524.00 = ₹ 1,48,52,876.00
Total Value of the property	:	₹ ₹ 1,48,52,876.00
The realizable value of the property	:	₹ 1,33,67,588.00
Distress value of the property	:	₹ 1,18,82,301.00
Insurable value of the property (717.60 X 2,800.00)	:	₹ 20,09,280.00
Guideline value of the property (717.60 X 13686.00)	:	₹ 98,21,074.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 501, 5<sup>th</sup> Floor, Building No O2, "Om Gokul Garden (O1 & O2) Co. Op. Hsg. Soc. Ltd. ", Thakur Complex, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, India for this particular purpose at **₹ 1,48,52,876.00 (Rupees One Crore Forty Eight Lakhs Fifty Two Thousands Eight Hundred And Seventy Six Only)** as on 12th July 2024

### NOTES

- 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 **12th July 2024** is **₹ 1,48,52,876.00 (Rupees One Crore Forty Eight Lakhs Fifty Two Thousands Eight Hundred And Seventy Six Only)** Value varies with time and purpose and hence this value should



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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 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	:	Ground + 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 5 <sup>th</sup> Floor
3	Year of construction	:	1995 (As per agreement)
4	Estimated future life	:	31 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 Masonry.
8	Partitions	:	6" Thk. Brick Masonry.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering with POP false Ceiling.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

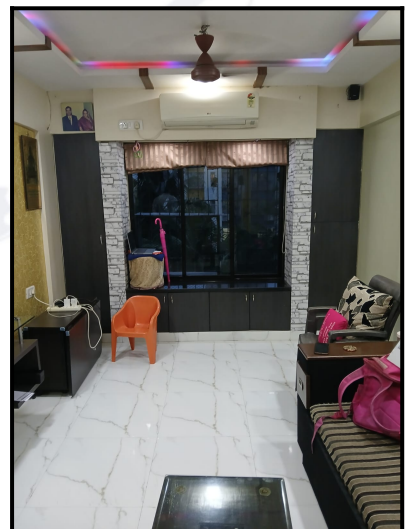


Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <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>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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.	: Superior Colored										
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



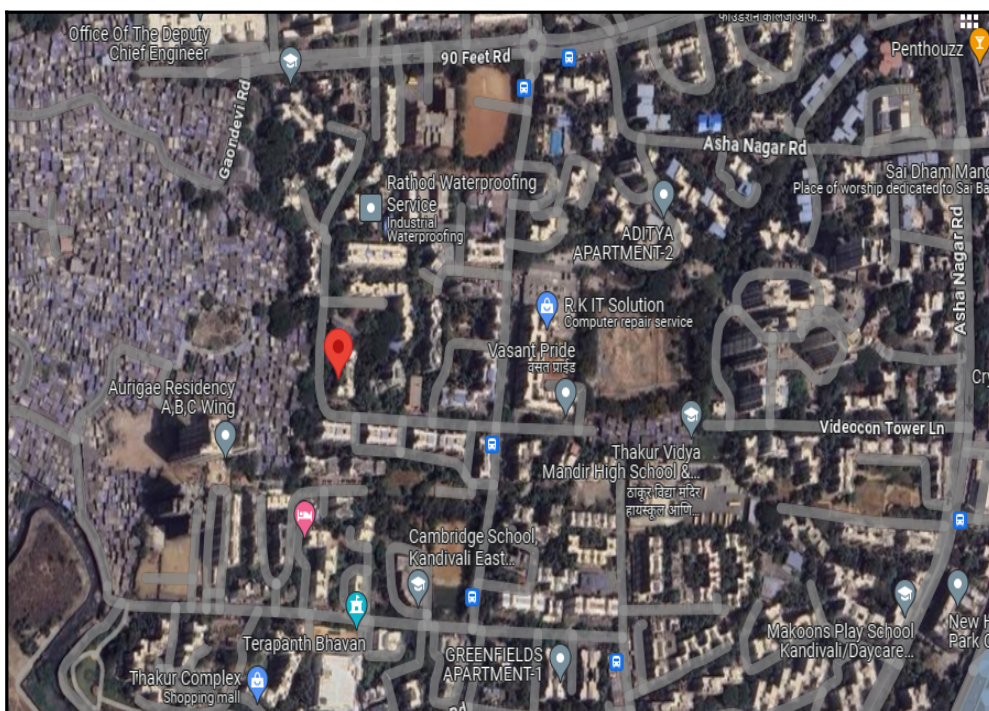
OM GOKUL GARDEN				
Fir.	F. No.	Name	F. No.	Name
Gr.	01A.	Mr. UMESH KESHAV SALUNKHE	01B.	Ms. RANJEE
	003.	Mr. GAJENDRA DOLAS		
1st.	101.	Mr. SANDEEP S. ACHAR	102.	Mr. V. J. SI
2nd	201.	Mr. HARESH SARAIYA Mrs. MANJUBEN SARAIYA	202.	Mr. SANDEI
3rd.	301.	Mr. R. C. VISHWAKARMA	302.	Mr. M. S. R
4th.	401.	Mr. A. C. PANDEY Mrs. R. C. PANDEY	402.	Ms. KANCHI
5th.	501.	Mr. NAVIN R. JAIN Mrs. MONICA N. JAIN	502.	Mr. Y. THIRI Mrs. JEEVA
6th.	601.	Mr. YOGESH S. BABREKAR	602.	Miss. ANJALI
7th.	701.	Mr. DEVANG TANNA Mrs. SHEETAL TANNA		



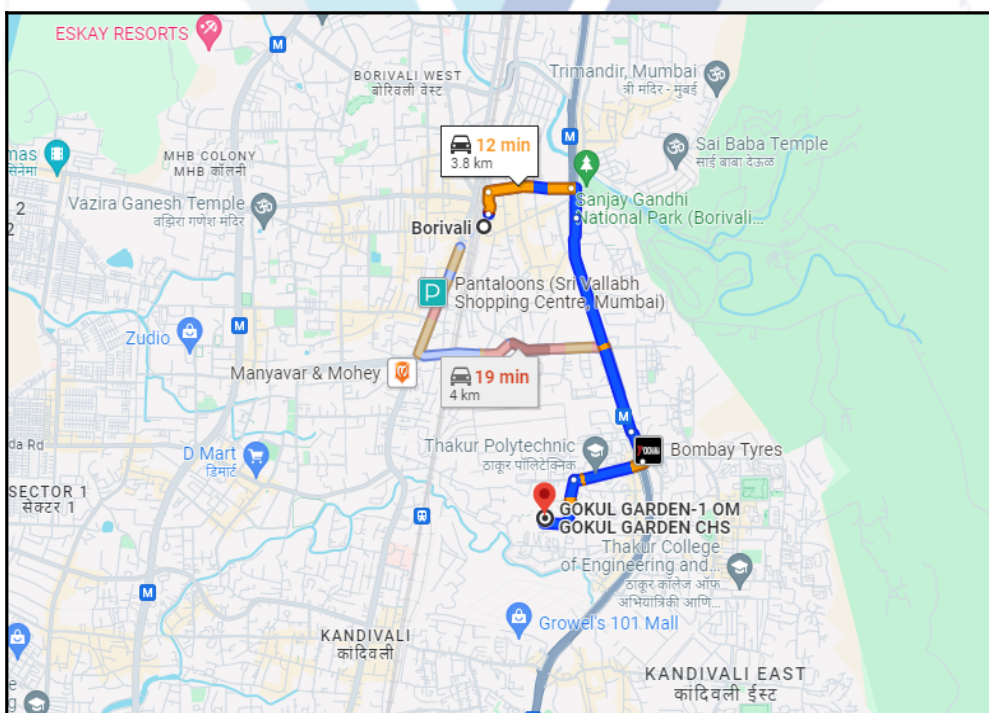
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°12'38.7"N 72°51'41.3"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Borivali - 3.8 Km ).



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## Ready Reckoner Rate

DIVISION / VILLAGE : POISAR 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 <span style="color: blue;">Mumbai</span>					
Land Mark	Terrain: Village Boundary to the North, Express Highway to the East, Village Boundary to the South, Railway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
78	78/348	76380	161640	185890	225500	161640
CTS No. 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 411, 412, 417, 418, 419, 420, 422, 423, 425, 426, 427, 428, 429, 438, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 487, 490, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 553, 555, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 581, 582, 584, 587, 594, 596, 598, 599, 600, 601, 603, 605, 606, 610, 612, 615, 616, 617, 620, 621, 622, 627, 630, 635, 636,						
<span style="background-color: #00796b; color: white; padding: 2px;">Compare With Previous Year</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	161640			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	8082			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,69,722.00</b>	<b>Sq. Mtr.</b>	<b>15,768.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	76380			
The difference between land rate and building rate(A-B=C)	93,342.00			
Percentage after Depreciation as per table(D)	24%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,47,320.00</b>	<b>Sq. Mtr.</b>	<b>13,686.00</b>	<b>Sq. Ft.</b>

### 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	Gokul Garden VWX, Kandivali East, Mumbai		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	588.00	705.60	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹24,660.00	₹20,550.00	-



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PROJECT Q&A

**Property Location**  
Gokul Garden VWX, Kandivali East, Mumbai

**Around This Property**

**School**  
Ryan International School,  
Kandivali East, Mumbai - ...

**1 min**  
(0.2 km)

**Hospital**  
Vansh Hospital

**2 mins**  
(0.9 km)

View more on Maps

Great choice! Better priced property in this area

**Contact Seller**

**Ishwarlal**  
Housing Prime Agent  
+9198675.....

**Hi yash!**  
[Edit details](#)

Allow other agents to get in touch  
 I am interested in Home Loans

Get Contact Details

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

Share

**Property Overview**

<p>Project Name <b>DM GOKUL GARDEN CHS</b></p> <p>Price <b>₹1.45 Cr</b></p> <p>Bedrooms <b>2</b></p> <p>Parking <b>1 Open Parking</b></p> <p>Added More than a month ago</p>	<p>Brokerage <b>₹1.4 Lacs</b> <a href="#">Access Zero Brokerage Properties &gt;</a></p> <p>Carpet Area <b>588 sq.ft</b></p> <p>Bathrooms <b>2</b></p> <p>Balcony <b>No Balcony</b></p>
--	--

**About this property**

Excellent spacious 2 BHK flat available for sale in GOKUL GARDEN, Thakur Complex, Kandivali East. Apartment is having a Saleable area of 850sq.ft and Carpet Area of 588sq.ft. Multiple Schools, Colleges, Shopping malls, Restaurants like Pizza Hut, Domino. [Read More](#)

Property	Shri Gokul Garden, Thakur complex, Kandivali East		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,444.00	₹20,370.00	-

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

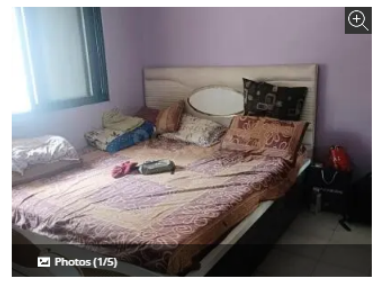
Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Thakur complex > 1 BHK Flats in Thakur complex Posted on Jun 03, 2024 | Ready to move

**₹1.1 Cr** @ 20,000 per sq.ft. **1BHK 1Bath** **Contact Owner** FREE  
 Estimated EMI ₹ 87,857 **Shortlist**  
 Flat/Apartment for Sale  
 in Shri Gokul Garden, Thakur complex, Kandivali East

**RERA STATUS** NOT AVAILABLE | Website: https://maharera.t.mahaonline.gov.in/

**Overview** | Owner Details | Price Trends | Explore Locality | Recommendations | Article >

**Property (5)**



Photos (1/5)

**Area**  
Super Built up area 550 sq.ft. (51.1 sq.m.)  
Carpet area: 450 sq.ft. (41.81 sq.m.)

**Configuration**  
1 Bedroom , 1 Bathroom, No Balcony

**Price**  
₹ 1.1 Crore  
@ 20,000 per sq.ft. (Negotiable)

**Address**  
Shri Gokul Garden  
Thakur complex, Kandivali East

**Floor Number**  
2<sup>nd</sup> of 7 Floors

**Overlooking**  
Park/Garden

**Property Age**  
10+ Year Old

**Places nearby** View All (50)  
 201, Thakur complex, Kandivali East

VMall
Shanta House Ganesh Temple
Kotak mahindra bank ATM
Hdfc ATM
Gokul Hospital Mumbai
Nupur

**Why should you consider this property?**

Close to School
Close to Hospital
Close to Market
Gated Society
Wheel Chair Friendly
Pet Friendly
24\*7 Water
On-Call Maintenance Staff
Overlooking Park/Garden
Parking Available
Spartex Flooring
Semi-Furnished

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Spartex | Furnishing: Semifurnished

Property	1 BHK Flat In Gokul Galaxy For Sale In Kandivali East		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	423.00	507.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,005.00	₹21,671.00	-

**NOBROKER**

1 BHK Flat In Gokul Galaxy For Sale In Kandivali East

₹ 1.1 Crores Negotiable

₹ 63,045/Month Estimated EMI

566 Sq.Ft

Need Home Loan? [Apply Loan](#)

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

Photos Location

1 Bedroom

1 Bathroom

NA

None

May 7, 2024

Immediately

Gokul Galaxy

Full

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: Growel's 101 Carnival Cinemas Annex Mall McDonald's PVR Thekur Complex

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	566 Sq.Ft	Carpet Area	423 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	East
Floor	6/7	Parking	None
Gated Security	Yes		

**Activity On This Property**

Unique Views 0

**Similar Properties**

1 BHK Thakur C Within 5 Price ₹1.05 Cr

1 BHK 2-LK, Gs Within 5 Price ₹88 Lacs

**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 433 997

**NoBroker Services**



Property	1 BHK Flat In Gokul Garden For Sale In Kandivali East		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	414.00	496.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,362.00	₹21,135.00	-

**NOBROKER** | Pay Rent | Post Your Property | New | Bhavika chaven

**1 BHK Flat In Gokul Garden For Sale In Kandivali East**  
Thakur Complex, Kandivali East, Mumbai, Maharashtra, INDIA.

₹ 1.05 Crores Negotiable | ₹ 60,180/Month Estimated EMI | 575 Sq.Ft | Need Home Loan? Apply Loan

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

Photos | Location | Shortlist

1 Bedroom	Jul 8, 2024
1 Bathroom	Sep 1, 2024
NA	Gokul Garden
None	None

Get Owner Details | Report what was not correct in this property | Price trends by NBEstimate

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	575 Sq.Ft	Carpet Area	414 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	East
Floor	5/6	Parking	None
Gated Security	Yes		

Activity On This Property: 0 Unique Views, 0 Shortlists, 0 Contacted

**Similar Properties**

- 1 BHK Flat In Gokul Galaxy For Sale In Kandivali... Price: ₹1.1 Crores, Builtup Area: 366 sqft
- 1 BHK Flat In Vasant Smruti Apartment For Sale... Price: ₹1.05 Crores, Builtup Area: 363 sqft

NoBroker Services

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th 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 **₹ 1,48,52,876.00 (Rupees One Crore Forty Eight Lakhs Fifty Two Thousands Eight Hundred And Seventy Six 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

