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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Smt. Sunita Naresh Kolge**

Residential Flat No. D-5, Ground Floor, "**Gorai (1) Akshay Co-Op. Hsg. Soc. Ltd.**", Plot No. 108,  
RSC - 16, Gorai 1, Village - Borivali , Municipality Ward No. R/Central, Borivali (West), Taluka -  
Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India.

Latitude Longitude : 19°13'40.9"N 72°49'49.8"E

### Intended User:

**Cosmos Bank**

**Eksar Road Branch**

Akshar Apartment, Eksar Road, Borivali West Mumbai 400092

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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| 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. D-5, Ground Floor, "**Gorai (1) Akshay Co-Op. Hsg. Soc. Ltd.**", Plot No. 108, RSC - 16, Gorai 1, Village - Borivali , Municipality Ward No. R/Central, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India belongs to **Smt. Sunita Naresh Kolge .**

Boundaries of the property

North : Internal Road  
South : Another Room  
East : Open Plot  
West : RSC Road No. 16

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 **₹ 98,38,437.00 (Rupees Ninety Eight Lakhs Thirty Eight Thousands Four Hundred And Thirty Seven 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.: HO/Credit/87/2022-23

Encl.: Valuation report



### Our Pan India Presence at :

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Residential Flat No. D-5, Ground Floor, "Gorai (1) Akshay Co-Op. Hsg. Soc. Ltd.", Plot No. 108, RSC - 16, Gorai 1, Village - Borivali , Municipality Ward No. R/Central, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - 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 13.11.2024 for Housing Loan Purpose.
1	Date of inspection	12.11.2024
3	Name of the owner / owners	<b>Smt. Sunita Naresh Kolge</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. D-5, Ground Floor, " <b>Gorai (1) Akshay Co-Op. Hsg. Soc. Ltd.</b> ", Plot No. 108, RSC - 16, Gorai 1, Village - Borivali , Municipality Ward No. R/Central, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India.  <b>Contact Person :</b> Smt. Sunita Naresh Kolge (Owner) Contact No. 9619068939
6	Location, Street, ward no	Municipality Ward No - R/Central, Gorai 1 Village - Borivali , Borivali (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 19/610 of Village - Borivali , Plot No - 108, RSC - 16
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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 481.83</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 392.00</b> <b>Loft Area in Sq. Ft. = 90.00</b>  <b>Built Up Area in Sq. Ft. = 431.00</b> <b>(Area As Per Agreement For Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Borivali , Borivali (West) Taluka - Borivali , District - Mumbai Suburban, Pin - PIN - 400 091
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?	Owner Occupied - Smt. Sunita Naresh Kolge
	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 MHADA norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Smt. Sunita Naresh Kolge
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	21,600.00 (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	<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 – 1990 (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, Eksar Road Branch Branch to assess Fair Market Value as on 13.11.2024 for Residential Flat No. D-5, Ground Floor, "**Gorai (1) Akshay Co-Op. Hsg. Soc. Ltd.**", Plot No. 108, RSC - 16, Gorai 1, Village - Borivali , Municipality Ward No. R/Central, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India belongs to **Smt. Sunita Naresh Kolge**.

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

1)	Copy of Agreement For Sale No.20054 / 2024 Dated 08.10.2024 between Mrs. Suchita Arjun Palav (The Transferor) And Smt. Sunita Naresh Kolge (The Transferee).
2)	Copy of Society NOC Letter Document No.- Dated 05.10.2024 in the name of Smt. Sunita Naresh Kolge issued by Gorai (1) Akshay Co-Op. Hsg. Soc. Ltd.

### Location

The said building is located at bearing Plot No - 108, RSC - 16 inMunicipality Ward No - R/Central, Village - Borivali , Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091. The property falls in Residential Zone. It is at a traveling distance 1.5 Km. from Shimpoli Metro Station.

### Building

The building under reference is having Ground + 1 Upper Floor. It is a Load-bearing structure Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. Ground Floor is having 35 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom.The Composition of Residential Room is 3 Rooms + 1 Toilet + Loft Area. This Residential Flat is Vitrified Tile Flooring, MS Rolling Shutter, Aluminium Sliding Windows with window grills, Open plumbing with C.P. fittings. Casing Capping wiringetc.



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**Valuation as on 13th November 2024**

The Built Up Area of the Residential Flat	:	431.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1990 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	34 Years
Cost of Construction	:	431.00 Sq. Ft. X ₹ 2,300.00 = ₹ 9,91,300.00
Depreciation $\{(100 - 10) \times (34 / 60)\}$	:	51.00%
Amount of depreciation	:	₹ 5,05,563.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,41,110/- per Sq. M. i.e. ₹ 13,110/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,15,280/- per Sq. M. i.e. ₹ 10,710/- per Sq. Ft.
Value of property	:	431.00 Sq. Ft. X ₹ 24,000 = ₹1,03,44,000
Total Value of property as on 13th November 2024	:	₹1,03,44,000.00

(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)

<b>Fair value of the property as on 13th November 2024</b>	:	<b>₹ 1,03,44,000.00 - ₹ 5,05,563.00 = ₹ 98,38,437.00</b>
<b>Total Value of the property</b>	:	<b>₹ 98,38,437.00</b>
<b>The realizable value of the property</b>	:	<b>₹88,54,593.00</b>
<b>Distress value of the property</b>	:	<b>₹78,70,750.00</b>
<b>Insurable value of the property (431.00 X 2,300.00)</b>	:	<b>₹9,91,300.00</b>
<b>Guideline value of the property (431.00 X 10710.00)</b>	:	<b>₹46,16,010.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. D-5, Ground Floor, "Gorai (1) Akshay Co-Op. Hsg. Soc. Ltd.", Plot No. 108, RSC - 16, Gorai 1, Village - Borivali , Municipality Ward No. R/Central, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India for this particular purpose at **₹ 98,38,437.00 (Rupees Ninety Eight Lakhs Thirty Eight Thousands Four Hundred And Thirty Seven Only)** as on 13th November 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 **13th November 2024** is **₹ 98,38,437.00 (Rupees Ninety Eight Lakhs Thirty Eight Thousands Four Hundred And Thirty Seven Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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 + 1 Upper Floor
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on Ground Floor
3	Year of construction	:	1990 (As per agreement)
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	:	Load-bearing structure 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	:	MS Rolling Shutter, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

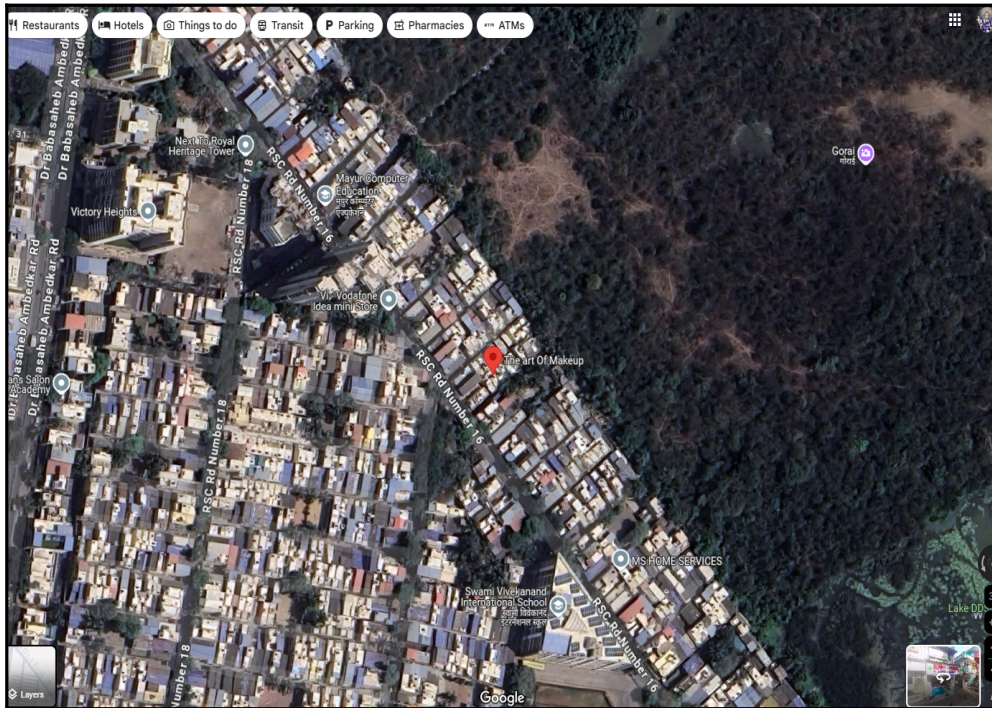


Technical details		Main Building								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Open plumbing with C.P. fittings. Casing Capping 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	: All external walls are 9" thick and partition walls are 6" thick								
18	No. of lifts and capacity	: Not Provided								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System								

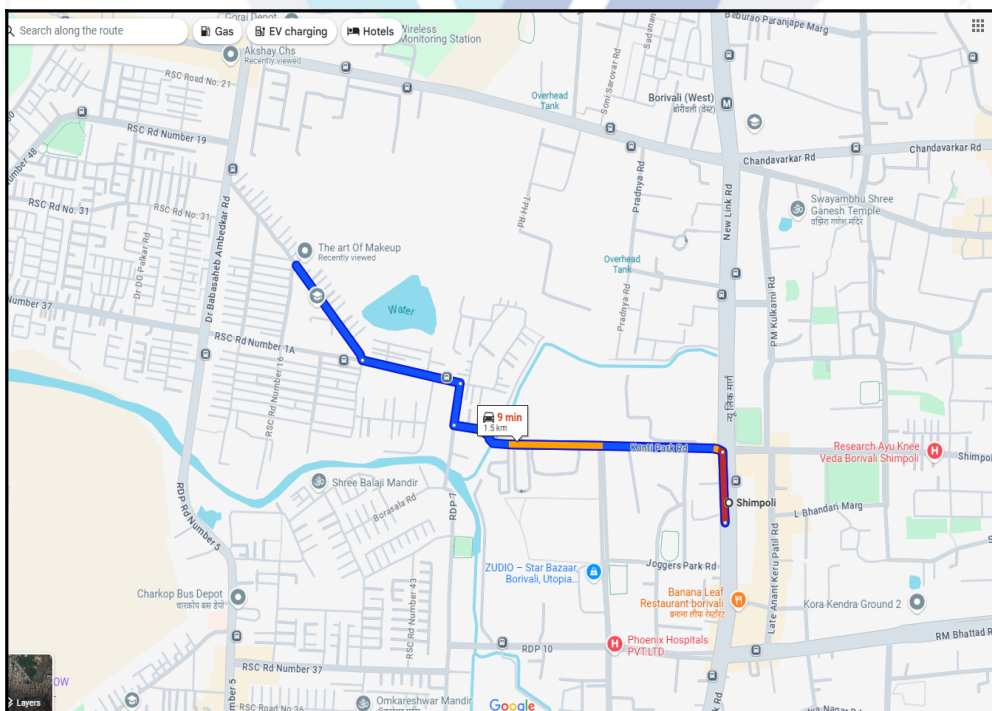
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°13'40.9"N 72°49'49.8"E**


**Note:** The Blue line shows the route to site distance from nearest Metro Station (Shimpoli - 1.5 Km. ).

## Ready Reckoner Rate



**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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**Year**  
 20242025

**Annual Statement of Rates**

**Language**  
 English

**Selected District** मुंबई(उपनगर)

**Select Village** बोरीवली ( बोरीवली )

**Search By**  Survey No  Location

**Enter Survey No** 19

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
83/364 -भुभाग: उत्तरेस गावाची हद्द, पूर्वेस एकसर रोड, दक्षिणेस लोकमान्य टिळक रोड, पश्चिमेस लिंक रोड.	56220	131450	151170	178800	131450	चौरस मीटर	अंतीम प्लॉट नंबर
83/370-रस्ता: लोकमान्य टिळक मार्ग ( लिंक रोड ते खडी )	65140	141110	162280	207600	141110	चौरस मीटर	सि.टी.एस. नंबर
83/375-भुभाग: उत्तरेस देवीदास मार्ग, पुर्वेस गाव सीमा, दक्षिणेस लोकमान्य टिळक मार्ग व पश्चिमेस एकसर मार्ग.	67500	157310	180900	223100	157310	चौरस मीटर	अंतीम प्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	141110			
No Increase on Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,41,110.00</b>	<b>Sq. Mtr.</b>	<b>13,110.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	65140			
The difference between land rate and building rate(A-B=C)	75,970.00			
Percentage after Depreciation as per table(D)	34%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,15,280.00</b>	<b>Sq. Mtr.</b>	<b>10,710.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### Depreciation Percentage Table


Completed Age of Building in Years	Value in percent after depreciation
------------------------------------	-------------------------------------


	<b>R.C.C Structure / other Pukka Structure</b>	<b>Cessed Building, Half or Semi-Pukka Structure &amp; Kaccha Structure.</b>
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	Gorai 1 Borivali West		
Source	Nobroker.com		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	291.67	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,000.00	₹20,000.00	-



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[Log in](#)




**1 RK House For Sale In Gorai 1**  
Independent House, Near Suvidya school Gorai

**₹ 70 Lacs**  
Negotiable

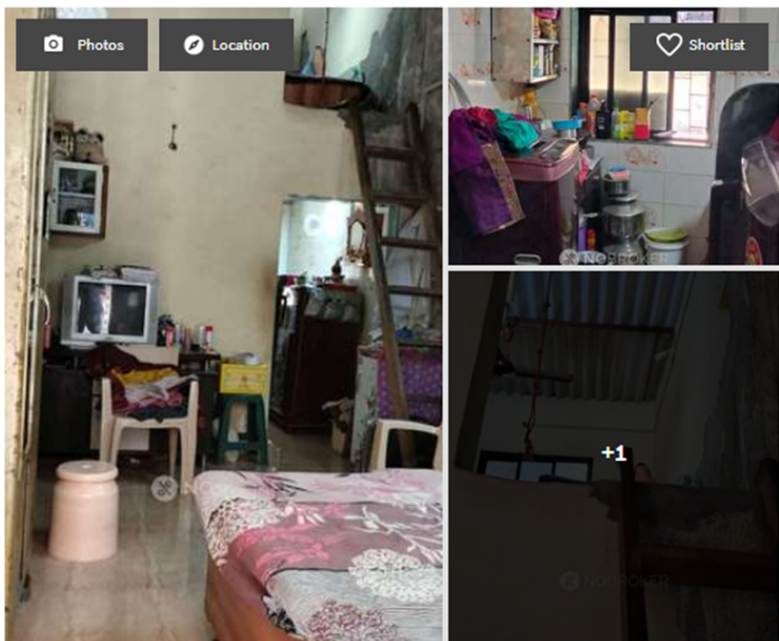
**₹ 40,120/Month**  
Estimated EMI


**350**  
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Borivali / 1rk Flat for Sale in Borivali / Property Details

Photos
Location



 Shortlist


<b>1 Bedroom</b> No. of Bedroom	<b>Apr 24, 2024</b> Posted On
<b>1 Bathroom</b> No. of Bathroom	<b>Immediately</b> Possession
<b>NA</b> Balcony	<b>Independent House</b> Independent House/Villa
<b>None</b> Parking	<b>None</b> 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: South Indian Bank I.C. Colony People's Gym SANCHAITI SUPERSPECIALITY HOSPITAL

Malad West

**Overview**

Age of Building >10 Years	Ownership Type Self Owned
Flooring Vitrified Tiles	Builtup Area 350 Sq.Ft

**Activity On This Property**

27  
Unique Views

0  
Shortlists

0  
Contacted

Powered By: NBEstimate

## Price Indicators

Property	Gorai 1 Borivali West		
Source	https://www.99acres.com/		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹30,000.00	₹25,000.00	-

99acres
Post property FREE

Home > Property in Mumbai > House for sale in Mumbai > House for sale in Borivali > House for sale in Gorai 1 > 1 BHK House for sale in Gorai 1

Posted on Sep 12, 2024 | Ready to move

₹75 Lac

@ 25,000 per sq.ft.

Estimated EMI ₹ 59,903

1 Bedroom 2 Baths

Independent House/Villa for Sale

In SHREE SIDDHIVINAYAK CHS, Gorai 1, Borivali West

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Locality Reviews
Articles

Property (6)

Photos (1/6)

Area

Plot area 300 sq.ft. (27.87 sq.m.)

Configuration

1 Bedroom , 2 Bathrooms, 1 Balcony

Price

₹ 75 Lac

@ 25,000 per sq.ft. (Negotiable)

Address

SHREE SIDDHIVINAYAK CHS  
Gorai 1, Borivali West

Total Floors

1 Floors

Facing

South

Property Age

5 to 10 Year Old

Places nearby

Gorai 1, Borivali West View All (50)

Charkop Market

Hanuman Temple

Amba Mata Mandir

Durgeshwari Temple

Mangal Murti Hospital and Polyclinic

Why should you consider this property?

Close to Metro Station

Close to School

Close to Hospital

Close to Market

Gated Society

Modular Kitchen

Semi-Furnished

Transaction Type: Resale | Property Ownership: Co-operative S... | Flooring: Others

Gated Community: Yes | Water Source: Municipal corporati... | Power Backup: None

Furnishing: Semifurnished  
Property Code: D77391923  
[www.99acres.com/D77391923](http://www.99acres.com/D77391923)

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## Price Indicators

Property	Gorai 1, Borivali West		
Source	https://www.99acres.com/		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	216.67	260.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,384.00	₹26,154.00	-

99acres

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☰

Home > Property in Mumbai > House for sale in Mumbai > House for sale in Borivali > House for sale in Gorai 1 > 1 BHK House for sale in Gorai 1

Posted on Oct 17, 2024 | Ready to move

₹68 Lac

@ 27,200 per sq.ft.

Estimated EMI ₹54,312

1 Bedroom 2 Baths

Independent House/Villa for Sale

in Shree ashirwad chs gorai 1, Gorai 1, Borivali West

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Locality Reviews
Recommendations
Articles

Property (6)

Photos (1/6)

Area

Plot area 260 sq.ft. (24.15 sq.m.)

Built Up area: 260 sq.ft. (24.15 sq.m.)

Carpet area: 250 sq.ft. (23.23 sq.m.)

Configuration

1 Bedroom , 2 Bathrooms, No Balcony

Price

₹ 68 Lac+ Govt Charges & Tax @ 27,200 per sq.ft.

Address

Shree ashirwad chs gorai 1 Gorai 1, Borivali West

Total Floors

1 Floors

Property Age

10+ Year Old

Places nearby

Gorai 1, Borivali West View All (50)

Big Bazaar Kandivali
Shivling
Durga Mata Mandir
Panchasar derasar
Ratnapuri Jain Mandir
Shukla Diagn

Why should you consider this property?

Close to School
Close to Hospital
Close to Market
Gated Society
Wheel Chair Friendly
Pet Friendly
Corner Property
Vitrified Flooring

Semi-Furnished



## Sale Instances

Property	Gorai 1, Borivali West		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	224.17	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹32,118.00	₹26,766.00	-

13/11/2024, 11:08		igr_21286	
21286451 27-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 21286/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : बोरीवली</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7200000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3527750		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं. ए - 40, इमारतीचे नाव: गोरई(1)महालक्ष्मी कृपा को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 3,आरएससी - 23,गोरई - 1, रोड : बोरीवली प. मुंबई 400091.( ( C.T.S. Number : 19 ; ) )		
(5) क्षेत्रफळ	25.00 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयंत गोपाल परब वय:-38 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बँक ऑफ बरोडा कॉलनी, ब्लॉक नं: गोवावाला सदन, बामणवाडा, एन. सी. रोड , रोड नं: विलेपार्ले पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AYSPP0522G		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुप्रिया अमित दुलम वय:-43; पत्ता:-प्लॉट नं: रूम नं. ए - 40 , माळा नं:-, इमारतीचे नाव: गोरई (1) महालक्ष्मी कृपा को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 3, आरएससी - 23, गोरई - 1 , रोड नं: बोरीवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AUAPD3965B 2): नाव:-अमित शिवराम दुलम वय:-45; पत्ता:-प्लॉट नं: रूम नं. ए - 40 , माळा नं:-, इमारतीचे नाव: गोरई (1) महालक्ष्मी कृपा को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 3, आरएससी - 23, गोरई - 1 , रोड नं: बोरीवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-ADTPD8900E		
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	25/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	21286/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	432000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

## Sale Instances

Property	Gorai 1 Borivali West		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	224.17	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,996.00	₹24,164.00	-

13/11/2024, 11:11	igr_12669	
12669517 05-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.बोरीवली 9 दस्त क्रमांक : 12669/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : बोरीवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3527750	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं ए-23 प्लॉट नं 32, माळा नं: तळ मजला, इमारतीचे नाव: गोरई(1)साई चरण को ऑप हौ सो लि, ब्लॉक नं: गोरई बोरीवली पश्चिम मुंबई 400092, रोड : आरएससी-20, इतर माहिती: सदनिकेचे क्षेत्र 25 चौ. मी. बिल्टअप( ( C.T.S. Number : 19 ; ) )	
(5) क्षेत्रफळ	25 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देण-या/लिहून ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विजेंद्र नारायण जाधव वय:-41 पत्ता:-प्लॉट नं: रूम नं ए-२३ प्लॉट नं ३२, माळा नं: -, इमारतीचे नाव: गोरई (१) साई चरण को ऑप हौ सो लि, ब्लॉक नं: गोरई रोड बोरीवली पश्चिम मुंबई, रोड नं: आरएससी-२०, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AHRPJ1077G	
(8)दस्तऐवज करून घेण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगिता रामचरित्र यादव वय:-32; पत्ता:-प्लॉट नं: रूम नं ५/२, माळा नं: -, इमारतीचे नाव: शिवाजी नगर शिव मंदिर जवळ, ब्लॉक नं: कस्तुर पार्क बोरीवली पश्चिम मुंबई, रोड नं: शिपोली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AHNPY8623R 2): नाव:-प्रणव रामचरित्र यादव वय:-26; पत्ता:-प्लॉट नं: रूम नं ५/२, माळा नं: -, इमारतीचे नाव: शिवाजी नगर शिव मंदिर जवळ, ब्लॉक नं: कस्तुर पार्क बोरीवली पश्चिम मुंबई, रोड नं: शिपोली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-APKPY3985K	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12669/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	390000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th November 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 **₹ 98,38,437.00 (Rupees Ninety Eight Lakhs Thirty Eight Thousands Four Hundred And Thirty Seven 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.: HO/Credit/87/2022-23



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