

<https://www.99acres.com/resale-flats-in-kulgaon-mumbai-beyond-than-ffid>

□ **36.62 - 36.78Lac**

Base Price: □ **5498 Per Sq.Ft.**

666-669 Sqft Carpet Area

□ **48.02Lac**

Base Price: □ **7780 Per Sq.Ft.**

617 Sqft Carpet Area

□ **57 Lac**

@ 5,700 per Sq.Ft.

Estimated EMI □45,526

2BHK 2Baths

Residential Apartment for Sale

in Shreeji center, Kulgaon, , Mumbai Beyond Thane, Mumbai

□ **50 Lac**

@ 5,319 per Sq.Ft.

Estimated EMI □39,935

2BHK 2Baths

Residential Apartment for Sale

in siddhi vinayak, Kulgaon, , Mumbai Beyond Thane, Mumbai

I have also collected sale instances

dast no.1788/2019 Rs.32 lakhs/702 sqft i.e. 4,558/sqft,

dast no.2026/2019 Rs.22.5 lakhs/540 sqft i.e. 4,629/sqft,

dast no.3419/2019 Rs.16.2 lakhs/395 sqft i.e. 4,101/sqft,

Market rates as under

30 lakh/650 sqft- 4,615/sqft

23.6 lakh/625 sqft- 3,776/sqft

40 lakh/770 sqft- 5,195/sqft

41 lakh/702 sqft- 5,840/sqft

Considering advantages and disadvantages of captioned property, its location, and all other points of consideration, the fair market rates of flats at captioned property can be presumed to be

$5498+7780+5700+5319+4558+4629+4101+4615+3776+5195+5840=57011/$

$11=5182/sqft$ i.e. Rs.55,758/sqm but safely I have safely presumed that **FMR**

@50,000/sqm i.e. **FMR flat @Rs.50,000/sqm** as against **eASR**

@Rs.35,900/sqm