

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Pradeep Kanayalal Chhanang & Mrs. Jaya Pradeep Chhanang**

Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - C, "**Shyamkamal 'C' Co-op. Hsg. Soc. Ltd.**", Plot No. 2, T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road, Above Sahakari Bhandar, Opp. Railway Station, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India.

Latitude Longitude : 19°6'4.4"N 72°50'45.2"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, 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. 301, 3<sup>rd</sup> Floor, Wing - C, "**Shyamkamal 'C' Co-op. Hsg. Soc. Ltd.**", Plot No. 2, T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road, Above Sahakari Bhandar, Opp. Railway Station, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India belongs to **Mr. Pradeep Kanayalal Chhanang & Mrs. Jaya Pradeep Chhanang**.

Boundaries of the property

North	: Internal Road
South	: Internal Road
East	: Internal Road & Zee Nayak Building
West	: Shyamkamal 'D' 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 **₹ 1,49,95,275.00 (Rupees One Crore Forty Nine Lakhs Ninety Five Thousands Two Hundred And Seventy Five 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 :

- |                                                                                                |                                                                                            |                                                                                               |                                                                                               |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
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Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - C, "Shyamkamal 'C' Co-op. Hsg. Soc. Ltd.", Plot No. 2, T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road, Above Sahakari Bhandar, Opp. Railway Station, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, 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 05.02.2025 for Bank Loan Purpose.
1	Date of inspection	04.02.2025
3	Name of the owner / owners	<b>Mr. Pradeep Kanayalal Chhanang &amp; Mrs. Jaya Pradeep Chhanang</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. 301, 3 <sup>rd</sup> Floor, Wing - C, "Shyamkamal 'C' Co-op. Hsg. Soc. Ltd.", Plot No. 2, T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road, Above Sahakari Bhandar, Opp. Railway Station, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Pallavi Shinde (Office Staff) Contact No. 9664385916
6	Location, Street, ward no	T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road Village - Vile Parle (East), District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 963 of Village - Vile Parle (East), Plot No - 2 New Survey No - 13 & 14
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	<p><b>Carpet Area in Sq. Ft. = 522.32</b> <b>(Area as per Actual Measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 501.00</b> <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 601.20</b> <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 057
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 - Mr. Pradeep Kanayalal Chhanang
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Pradeep Kanayalal Chhanang
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	33,400.00 (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 – 1979 (As per occupancy certificate)
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.
	<p><b>Remark:</b></p> <p>1) As per site inspection Residential flat converted into commercial office. The composition of premises is Reception with Staff Working Area + 3 Cabins + Pantry + Toilet + Passage.</p> <p>2) The residential property is used for commercial purpose, legal documents such as Office Establishment, BMC Approved Commercial Letter, Change of user, Society Letter etc. were not provided for our verification, hence market rate considered for valuation as residential property only .</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 05.02.2025 for Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - C, "**Shyamkamal 'C' Co-op. Hsg. Soc. Ltd.**", Plot No. 2, T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road, Above Sahakari Bhandar, Opp. Railway Station, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India belongs to **Mr. Pradeep Kanayalal Chhanang**.

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

1)	Copy of Agreement for sale Registration No. 7481/2011 Dated 06.07.2011 between M/s. V. Amratlal & Co.(The Transferor) And Mr. Pradeep Kanayalal Chhanang & Mrs. Jaya Pradeep Chhanang(The Transferee).
2)	Copy of Occupancy Certificate No. CE/5870/BSII/AK Dated 13.10.1979 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Share Certificate No. 40 bearing Nos. 196 to 200 having 5 Shares of Rs. 50/- each transferred dated 09.10.2011 in the name of Mr. Pradeep K. Chhanang & Mrs. Jaya P. Chhanang issued by Shyamkamal 'C' Co-op. Soc. Ltd..
4)	Copy of Society Maintenance Bill No. 372 Dated 08.01.2025 in the name of Mr. Pradeep K. Chhanang, Mrs. Jaya P. Chhanang issued by Shyamkamal 'C' Co-op. Hsg. Soc. Ltd..

### Location

The said building is located at bearing Plot No - 2 in Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban,



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PIN - 400 057. The property falls in Residential Zone. It is at a traveling distance 260m from Vile Parle Railway Station.

### **Building**

The building under reference is having Ground + 3 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 Normal. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor As per site inspection Residential flat converted into commercial office. The composition of premises is Reception with Staff Working Area + 3 Cabins + Pantry + Toilet + Passage This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 5th February 2025**

The Carpet Area of the Residential Flat	:	501.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	1979 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	46 Years
Cost of Construction	:	601.20 Sq. Ft. X ₹ 2,500.00 = ₹ 15,03,000.00
Depreciation $\{(100 - 10) \times (46 / 60)\}$	:	69.00%
Amount of depreciation	:	₹ 10,36,725.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,83,473/- per Sq. M. i.e. ₹ 17,045/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,49,110/- per Sq. M. i.e. ₹ 13,853/- per Sq. Ft.
Value of property	:	501.00 Sq. Ft. X ₹ 32,000 = ₹1,60,32,000
Total Value of property as on 5th February 2025	:	₹1,60,32,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 5th February 2025</b>	:	<b>₹ 1,60,32,000.00 - ₹ 10,36,725.00 = ₹ 1,49,95,275.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,49,95,275.00</b>
<b>The realizable value of the property</b>	:	<b>₹1,34,95,748.00</b>
<b>Distress value of the property</b>	:	<b>₹1,19,96,220.00</b>
<b>Insurable value of the property (601.20 X 2,500.00)</b>	:	<b>₹15,03,000.00</b>
<b>Guideline value of the property (601.20 X 13853.00)</b>	:	<b>₹83,28,424.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - C, "**Shyamkamal 'C' Co-op. Hsg. Soc. Ltd.**", Plot No. 2, T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road, Above Sahakari Bhandar, Opp. Railway Station, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India for this particular purpose at **₹ 1,49,95,275.00 (Rupees One Crore Forty Nine Lakhs Ninety Five Thousands Two Hundred And Seventy Five Only)** as on 5th February 2025

## 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 **5th February 2025** is **₹ 1,49,95,275.00 (Rupees One Crore Forty Nine Lakhs Ninety Five Thousands Two Hundred And Seventy Five 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 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.



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**PART III- VALUATION**

I, hereby declare that

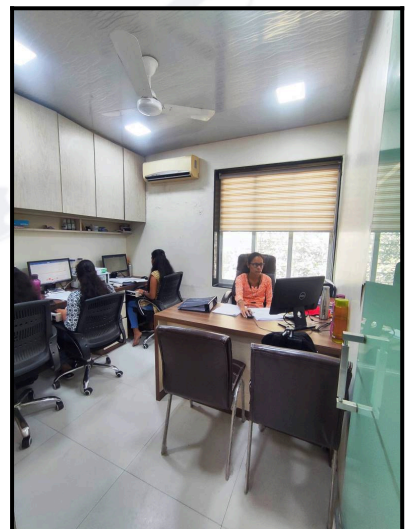
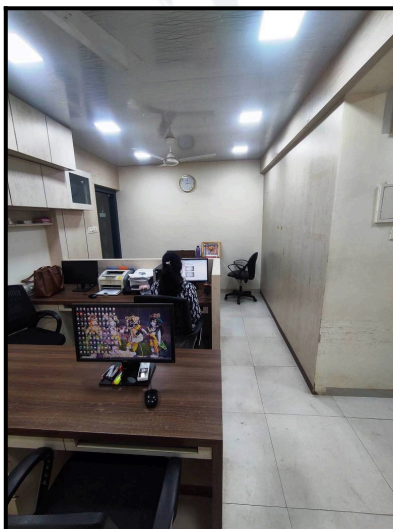
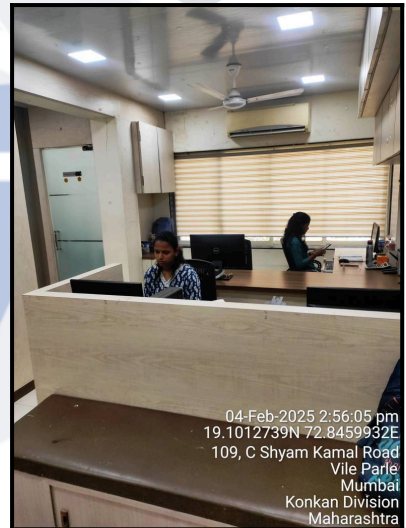
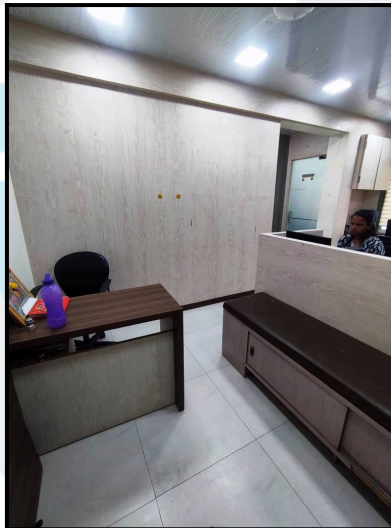
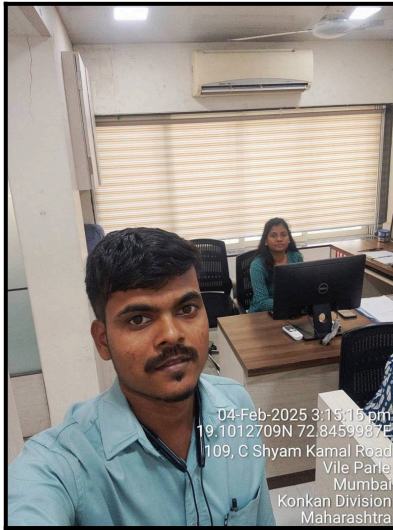
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

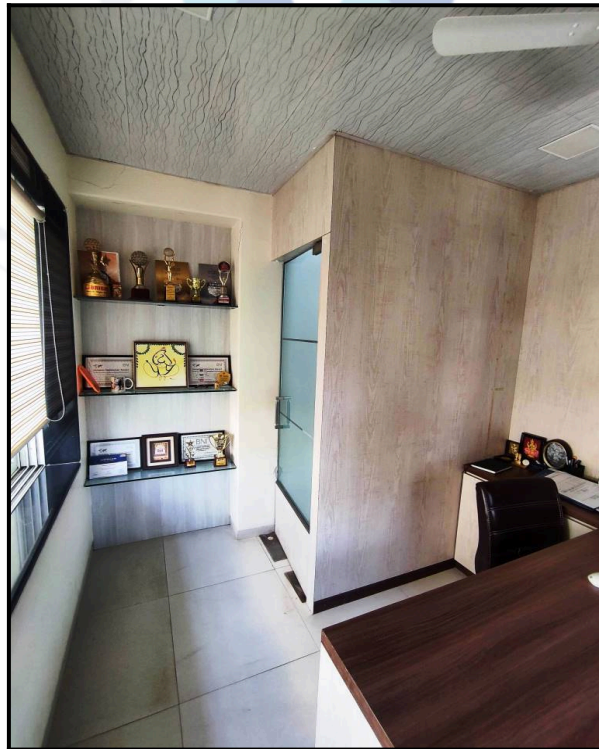
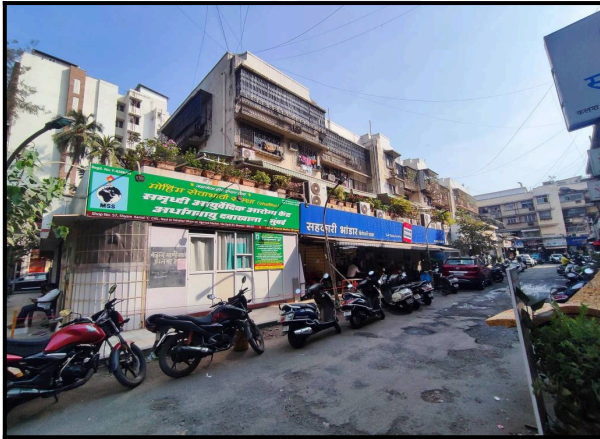
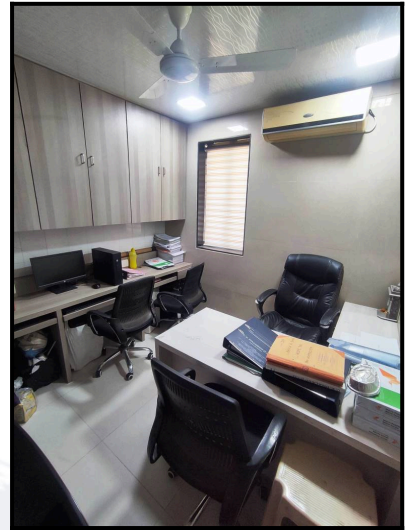
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor				
3	Year of construction	: 1979 (As per occupancy certificate)				
4	Estimated future life	: 14 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
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. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
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	: 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

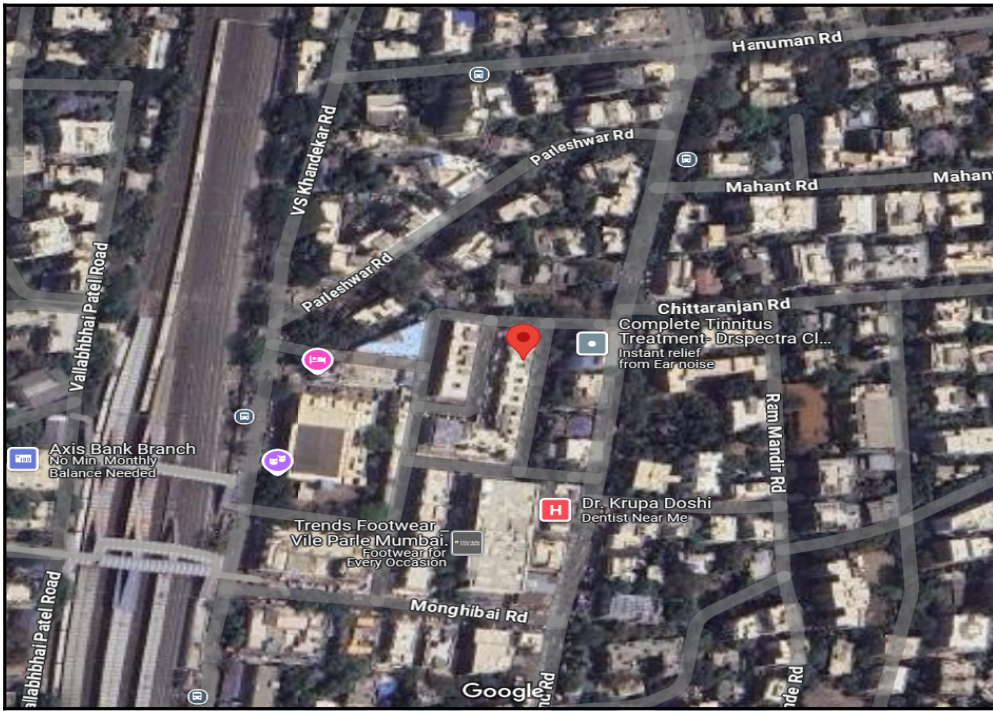
## Actual Site Photographs



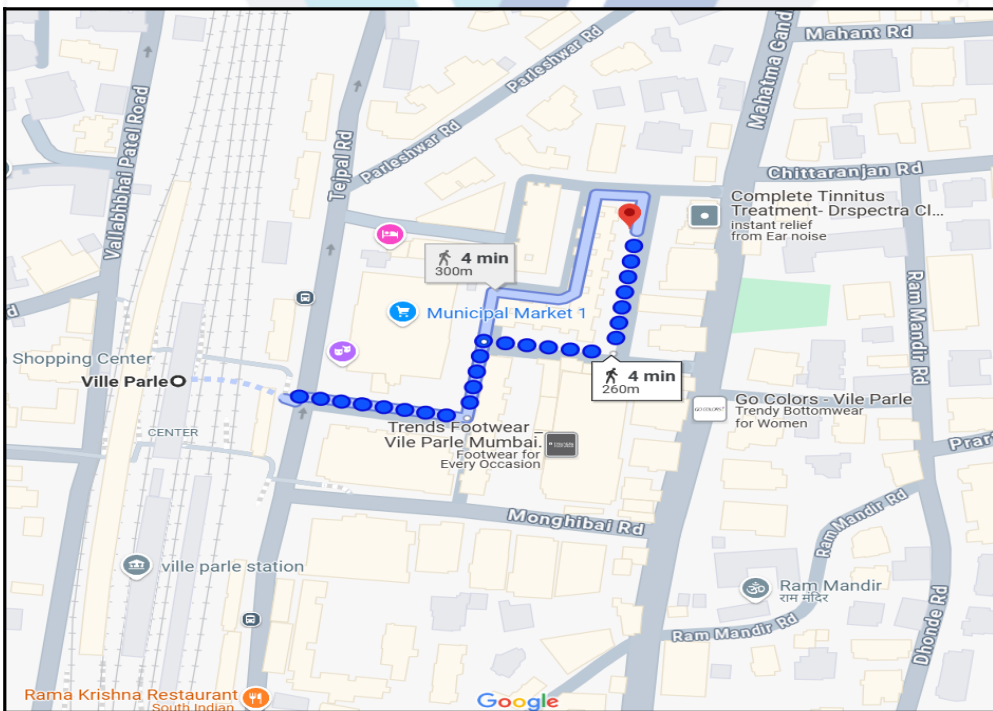
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°6'4.4"N 72°50'45.2"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vile Parle - 260m ).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
36/183-भुभाग: उत्तरेस गावाची हद्द, पूर्वेस द्रुतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230 315900	215850	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	215850			
Decrease by 15% on Flat Located on 3 <sup>rd</sup> Floor	32377.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,83,473.00</b>	<b>Sq. Mtr.</b>	<b>17,045.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	108770			
The difference between land rate and building rate(A-B=C)	74,702.50			
Percentage after Depreciation as per table(D)	46%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,49,110.00</b>	<b>Sq. Mtr.</b>	<b>13,853.00</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	
	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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	803.00	963.60	1,156.32
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹31,258.00	₹26,048.00	₹21,707.00

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Posted on: Jan 30, 25




₹2.51 Cr

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PREMIUM LOCALITY

[Validate Market Price with PropWorth](#)

2 BHK Flat For Sale in Shyam Kamal Building, **Vile Parle East, Mumbai**

2 Beds
2 Baths
Furnished

**Carpet Area**  
803 sqft - ₹31,258/sqft

**Project**  
**Shyam Kamal Building**

**Floor**  
3(Out of 3 Floors)

**Transaction Type**  
Resale

**Status**  
Ready to Move

**Furnished Status**  
Furnished

**Age Of Construction**  
More than 20 years

👑

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## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	416.67	500.00	600.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹37,680.00	₹31,400.00	₹26,167.00

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Home / Mumbai / Vile Parle East / Apartment for Sale in Vile Parle East / 1 BHK Flat Last updated: Jan 31, 2025

**1 BHK Flat** **₹1.57 Cr** EMI starts at ₹77.94 K

Tejpal Scheme, Netaji Subhash Nagar, Vile Parle East, Mumbai ₹31.4 K/sq.ft

500.00 sq.ft  
convert unit  
Built Up Area

₹31.4 K/sq.ft  
Avg. Price

8 Year Old  
Age of property

Ready to move  
Possession status

Middle  
of 6 floors

Unfurnished  
Furnishing

**OVERVIEW** PRICE ESTIMATE RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

**Property Location**  
Tejpal Scheme, Netaji Subhash Nagar, Vile Parle East, Mumbai

**Around This Property**

**School**  
Shri Bhaidas Dharshibhai  
Bhuta High School

**1 min**  
(0.6 km)

**Hospital**  
Jeevan Vikas Kendra  
Hospital

**3 mins**  
(1.6 km)

[View more on Maps](#)

**Property Overview**

Great choice! Nice neighborhood around

**Contact Seller**

**Sangita Bhutkar**  
Housing Prime Agent  
+9183568.....

**Hi binu surendran!**  
[Edit details](#)

Allow 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.

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	720.00	864.00	1,036.80
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹32,000.00	₹26,667.00	₹22,222.00

14810378 25-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्रव्यम निबंधक : सह दु.नि. अंधेरी 3 दस्त क्रमांक : 14810/2024 नोंदणी : Regn.83m
<b>गावाचे नाव : विलेपार्ले</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	23040000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17433088.45	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं. 603, माळा नं: 6 वा मजला, इमारतीचे नाव: विभा वासू ब्लॉक नं: विलेपार्ले पूर्व, रोड : तेजपाल रोड,मुंबई 400057, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 720 चौ. फुट रेरा कार्पेट,सोबत एक कार पार्किंग स्पेस( ( C.T.S. Number : 555, 555/1 To 3, FP No.3 TPS IV and IV A : ) )	
(5) क्षेत्रफळ	73.60 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स आर अँड आर टेक्नॉलॉजिज प्रिव्हाट लिमिटेड-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: रूपारेल आयरिस, ब्लॉक नं: माहीम पश्चिम, रोड नं: तुलसी पार्क रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-ABFFR7009E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-किशन कमलेश पारेख तर्फे मुखत्यार कमलेश पारेख वय:-82; पत्ता.-प्लॉट नं: सदनिका क्र. 8, माळा नं: दुसरा मजला, इमारतीचे नाव: विभा वासू को-ऑप.हौ.सो.ति., ब्लॉक नं: क्रिष्णा हवेली समोर,विलेपार्ले पूर्व, रोड नं: तेजपाल रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-CLCPP0208G 2): नाव.-कमलेश ब्रजलाल पारेख वय:-82; पत्ता.-प्लॉट नं: सदनिका क्र. 8, माळा नं: दुसरा मजला, इमारतीचे नाव: विभा वासू को-ऑप.हौ.सो.ति., ब्लॉक नं: क्रिष्णा हवेली समोर, विलेपार्ले पूर्व, रोड नं: तेजपाल रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-APLPP9192E 3): नाव.-मयुरी कमलेश पारेख वय:-59; पत्ता.-प्लॉट नं: सदनिका क्र. 8, माळा नं: दुसरा मजला, इमारतीचे नाव: विभा वासू को-ऑप.हौ.सो.ति., ब्लॉक नं: क्रिष्णा हवेली समोर,विलेपार्ले पूर्व, रोड नं: तेजपाल रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AMVPP4843P	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14810/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1382500	
(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	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	780.20	936.24	1,123.49
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹33,581.00	₹27,984.00	₹23,320.00

863322

20-01-2025

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

द्वयम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 863/2025

नोदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	26200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18774633
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं 203, माळा नं: 2 रा मजला,ए विंग, इमारतीचे नाव: नेमिनाथ को ऑफ हौ सो ली, ब्लॉक नं: विलेपार्ले पूर्व मुंबई 400057, रोड नं: 148 तेजपाल रोड( ( C.T.S. Number : 1311 : ) )
(5) क्षेत्रफळ	86.98 चौ.मीटर
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पियुष जयतीलाल कामदार वय:-63 पत्ता:-प्लॉट नं: 203, माळा नं: 2, ए विंग, इमारतीचे नाव: नेमिनाथ को ऑफ हौ सो ली, ब्लॉक नं: विलेपार्ले पूर्व मुंबई, रोड नं: 148 तेजपाल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AACFK1375N 2): नाव:-अनिता पियुष कामदार वय:-81 पत्ता:-प्लॉट नं: 203, माळा नं: 2, ए विंग, इमारतीचे नाव: नेमिनाथ को ऑफ हौ सो ली, ब्लॉक नं: विलेपार्ले पूर्व मुंबई, रोड नं: 148 तेजपाल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AHKPK9880R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इंदिल रामाकृष्णा लॉजिंग अँड बोरिंग चे भागीदार चंद्रशेखर सुब्बाया शेड्डी - वय:-62; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: नेमिनाथ अपार्टमेंट्स, ब्लॉक नं: विलेपार्ले पूर्व मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAAFH0771M
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2025
(10)दस्त नोदणी केल्याचा दिनांक	20/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	863/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1572000
(13)बाजारभावाप्रमाणे नोदणी 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.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **5th February 2025**

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 **₹ 1,49,95,275.00 (Rupees One Crore Forty Nine Lakhs Ninety Five Thousands Two Hundred And Seventy Five 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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