

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-1210/23-24 Dated 22-Jun-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 32002 / 2301212 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			₹ 2,950.00

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

Mr. Ramesh S. Balotiya. Name of Client / Proposed Buyer: Mr. Siddharth Bhansali & Mr. Ravindra Kumar Bhansali - Residential Flat No. 101, 1st Floor, Wing - B, "Veena Serenity A B C Wing Co-Op. Hsg. Soc. Ltd.", Sahakar Nagar Road No. 3, Thakkar Bappa Colony Road, Chembur, Mumbai, PIN Code - 400 071, State Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ramesh S. Balotiya**

Name of Client / Proposed Buyer: **Mr. Siddharth Bhansali & Mr. Ravindra Kumar Bhansali**

Residential Flat No. 101, 1st Floor, Wing - B, "**Veena Serenity A B C Wing Co-Op. Hsg. Soc. Ltd.**", Sahakar
Nagar Road No. 3, Thakkar Bappa Colony Road, Chembur, Mumbai, PIN Code - 400 071,
State Maharashtra, Country - India

Latitude Longitude: 19°03'45.7"N 72°53'33.7"E

Think.Innovate.Create

Valuation Done for:

State Bank of India



RACPC - Chinchpokli (East)

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,
Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

-  **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, Wing - B, "Veena Serenity A B C Wing Co-Op. Hsg. Soc. Ltd.", Sahakar Nagar Road No. 3, Thakkar Bappa Colony Road, Chembur, Mumbai, PIN Code - 400 071, State Maharashtra, Country - India belongs to **Mr. Ramesh S. Balotiya**. Name of Client / Proposed Buyer: **Mr. Siddharth Bhansali & Mr. Ravindra Kumar Bhansali**.

Boundaries of the property.

North	:	Samaj Mandir Hall
South	:	Happy Home CHSL
East	:	Slum Area
West	:	Thakkar Bappa Colony Road

Considering various parameters recorded, 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 for this particular purpose at **₹ 1,11,51,000.00 (Rupees One Crore Eleven Lakh Fifty One Thousand 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi
Chalikwar
Director

Digitally signed by Vidhi M. Chalikwar
DN: cn=Vidhi Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.22 16:05:16 +05'30

Auth. Sign.



Vidhi M. Chalikwar

Chartered Valuer (India)

Reg. No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-2/86A/3

Encl: Valuation report.



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Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Branch Manager,**State Bank of India****RACPC - Chinchpokli (East)**

Retail Assets Centralised Processing Centre, Mumbai

South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,

Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I General	
1.	Purpose for which the valuation is made : To assess value of the property for Housing Loan Purpose.
2.	a) Date of inspection : 21.06.2023
	b) Date on which the valuation is made : 22.06.2023
3.	List of documents produced for perusal: i) Copy of Draft Agreement for Sale dated June 2023 ii) Copy of Seller Agreement for sale dated 22.03.2015 iii) Copy of Commencement Certificate No. CE / 6735 / BPES / AM dated 27.10.2014 issued by Municipal Corporation of Greater Mumbai. iv) Copy of Occupancy Certificate No. MH / EE / (B.P.) / GM / MHADA – 27 / I 07 / 2021 dated 05.04.2021 issued by Municipal Corporation of Greater Mumbai
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Name of Owner: Mr. Ramesh S. Balotiya. Name of Client / Proposed Buyer: Mr. Siddharth Bhansali & Mr. Ravindra Kumar Bhansali. Address: Residential Flat No. 101, 1 st Floor, Wing - B, "Veena Serenity A B C Wing Co-Op. Hsg. Soc. Ltd.", Sahakar Nagar Road No. 3, Thakkar Bappa Colony Road, Chembur, Mumbai, PIN Code - 400 071, State Maharashtra, Country - India Contact Person: Mrs. Suman (Tenant) Proposed Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat No. 101 is located on 1 st floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e. 1 BHK + W.C. + Bath). The property is at 450 Mts. distance from nearest railway station Tilaknagar.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 101
	c) T.S. No. / Village	:	CTS No. 58 (pt) of Village – Chembur
	d) Ward / Taluka	:	M Ward (West), Taluka – Kurla
	e) Mandal / District	:	Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	:	Occupancy Certificate No. MH / EE / (B.P.) / GM / MHADA – 27 / I 07 / 2021 dated 05.04.2021 issued by
	g) Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 101, 1 st Floor, Wing - B, " Veena Serenity A B C Wing Co-Op. Hsg. Soc. Ltd. ", Sahakar Nagar Road No. 3, Thakkar Bappa Colony Road, Chembur, Mumbai, PIN Code - 400 071, State Maharashtra, Country - India
8.	City / Town	:	Chembur, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Chembur Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per actual Site As per Agreement
	North	:	Samaj Mandir Hall Details not available
	South	:	Happy Home CHSL Details not available
	East	:	Slum Area Details not available
	West	:	Thakkar Bappa Colony Road Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B As per the Deed Actual

	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 415.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 413.00 (Area as per Draft Agreement for Sale) Built up Area in Sq. Ft. = 496.00 (Carpet Area + 20%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°03'45.7"N 72°53'33.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 413.00 (Area as per Draft Agreement for Sale)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – Mrs. Suman	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	CTS No. 58 (Part)	
	Block No.	:	-	
	Ward No.	:	M Ward (West)	
	Village / Municipality / Corporation	:	Village - Chembur Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 101, 1 st Floor, Wing - B, " Veena Serenity A B C Wing Co-Op. Hsg. Soc. Ltd. ", Sahakar Nagar Road No. 3, Thakkar Bappa Colony Road, Chembur, Mumbai, PIN Code - 400 071, State Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per Occupancy Certificate)	
5.	Number of Floors	:	Stilt + 15 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 flats on 1 st floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	2 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	

	Car parking - Open / Covered	:	Covered parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	1 st Floor
2	Door No. of the flat	:	Residential Flat No. 101
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering + POP finish
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	Details not available
5	Electricity Service connection No. :	:	Details not available
	Meter Card is in the name of :	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Mr. Ramesh S. Balotiya Name of Client / Proposed Buyer: Mr. Siddharth Bhansali & Mr. Ravindra Kumar Bhansali.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built up Area in Sq. Ft. = 496.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 415.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 413.00 (Area as per Draft Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied – Mrs. Suman
15	If rented, what is the monthly rent?	:	₹ 24,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No



V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 26,000.00 to ₹ 28,000.00 per Sq. Ft. on Carpet area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 27,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 24,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,45,070.00 per Sq. M. i.e. ₹ 13,477.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	02 years (as per Occupancy Certificate)
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. being building is below 5 years old
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 27,000.00 per Sq. Ft.
	Remark :		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	413.00 Sq. Ft.	27,000.00	1,11,51,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			

5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
Total / Realizable value of the property				1,11,51,000.00
Insurable value of the property				14,88,000.00
Guideline value of the property				66,84,592.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 26,000.00 to ₹ 28,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 27,000.00 per Sq. Ft. on Carpet Area for valuation.

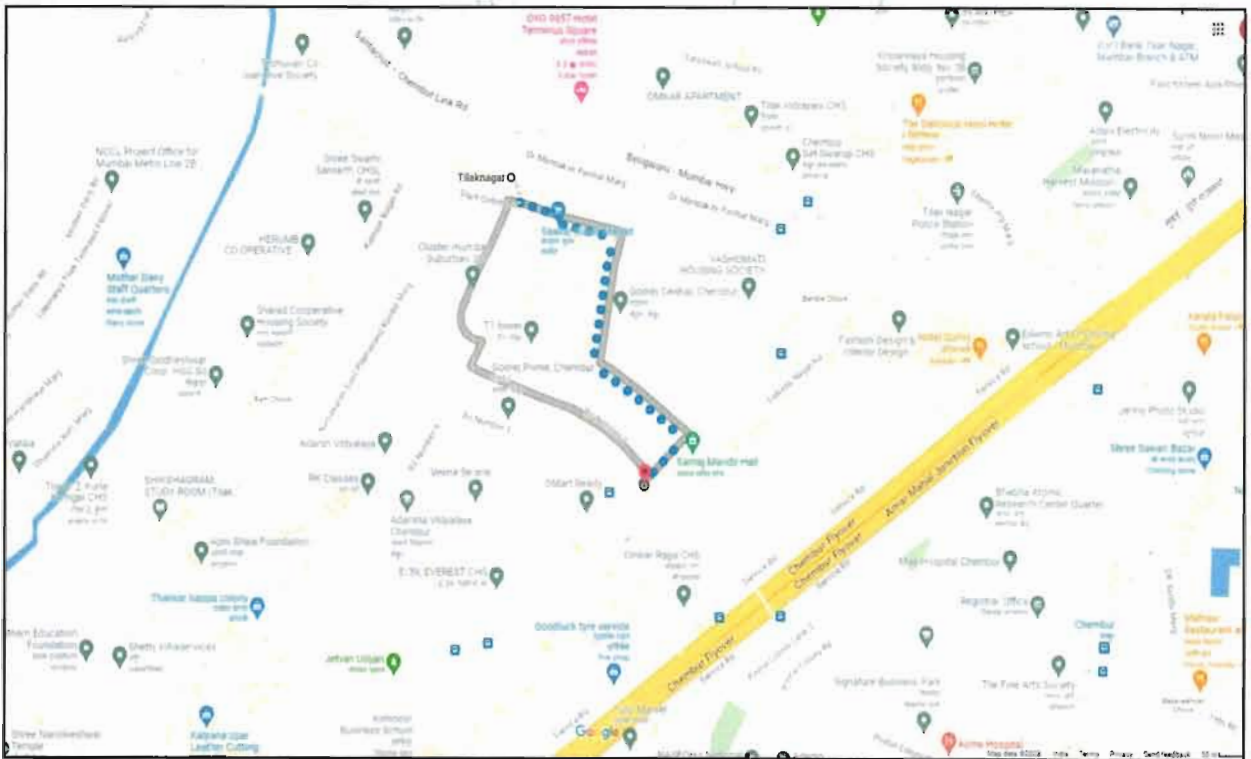
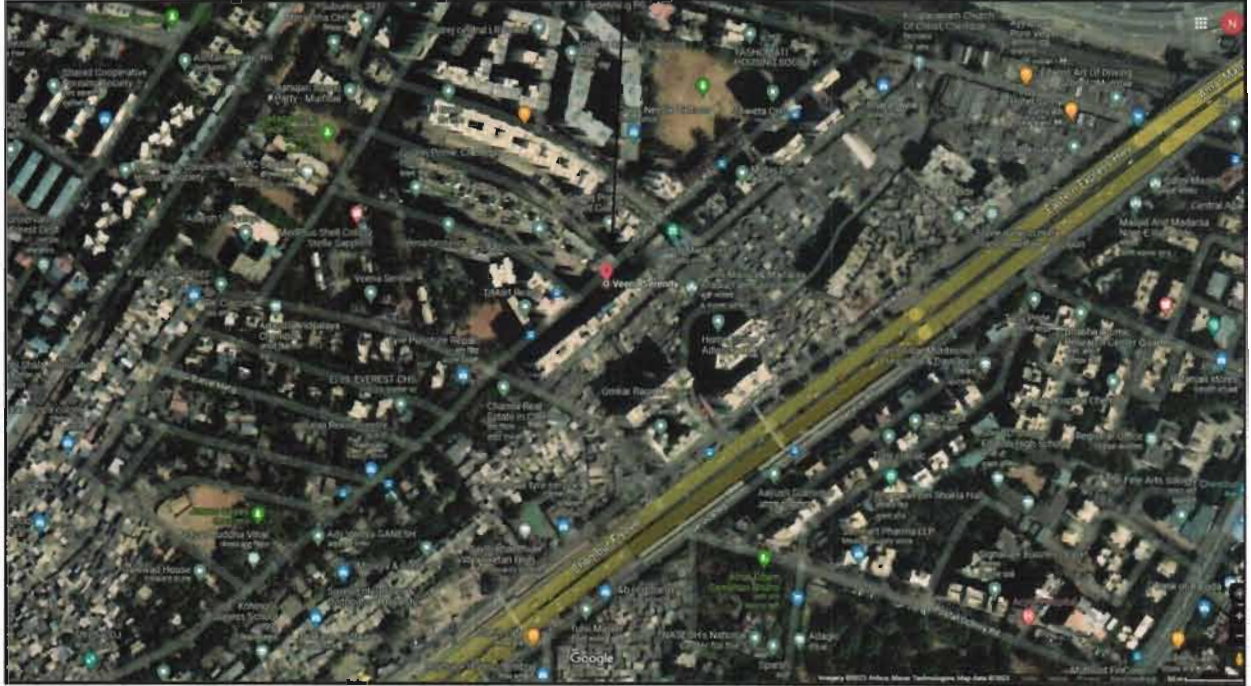
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 24,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r

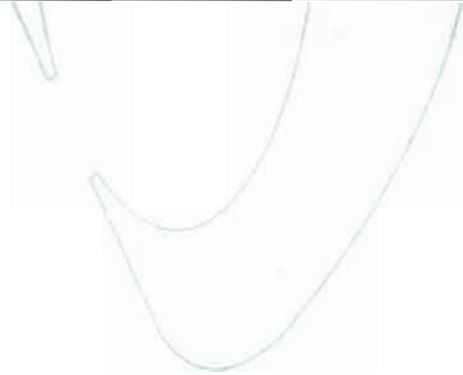


Latitude Longitude: 19°03'45.7"N 72°53'33.7"E

Note: The Blue line shows the route to site from nearest railway station (Tilaknagar – 450 Km.)

Ready Reckoner

DIVISION / VILLAGE : CHEMBUR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Ward Boundary, Express Highway, and the Area Bounded by Mahatma Gandhi Road (M. G. Road) and Pipeline.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
98	98/440	64130	145070	166830	181330	145070
<p>C. T.S. No. 1, 3, 4, 5, 6, 6/106, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 59G, 60, 61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8, 61/9, 61/10, 61/11, 61/12, 61/13, 61/14, 61/15, 61/16, 61/17, 61/18, 61/19, 61/20, 61/21, 61/22, 61/23, 61/24, 61/25, 61/26, 61/27, 61/28, 61/29, 61/30, 61/31, 61/32, 61/33, 61/34, 61/35, 61/36, 61/37, 61/38, 61/39, 61/40, 61/41, 61/42, 61/43, 61/44, 61/45, 61/46, 61/47, 61/48, 61/49, 61/50, 61/51, 61/52, 61/53, 61/54, 61/55, 61/56, 61/57, 61/58, 61/59, 61/60, 61/61, 61/62, 61/63, 61/64, 61/65, 61/66, 61/67, 61/68, 61/69, 61/70, 61/71, 61/72, 61/73, 61/74, 61/75, 61/76, 61/77, 61/78, 61/79, 61/80, 61/81, 61/82, 61/83, 61/84, 61/85, 61/86, 61/87, 61/88, 61/89, 61/90, 61/91, 61/92, 61/93, 61/94, 61/95, 61/96, 61/97, 61/98, 61/99, 61/100, 61/101, 61/102, 61/103, 61/104, 61/105.</p>						
⇐ Compare With Previous Year ↓						



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Price Indicators

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Home | Property for sale in Mumbai | Flats for sale in Mumbai | Flats for sale in Chembur | 2 BHK Flats for sale in Chembur | ₹27.50 Cr
Posted on: Apr 27, 23 | Property ID: 68787983

₹1.60 Cr Get ₹ 58,000 cashback on Home Loan

2 BHK 631 Sq-ft Flat For Sale **Chembur, Mumbai**

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 580 sqft ~ ₹27.50/sqft	Developer Veena Developers	Project Veena Serenity
Floor 8 (Out of 15 Floors)	Transaction Type New Property	Status Ready to Move
Additional Rooms 1 Store Room	Facing East	Lifts 2

Contact Agent
Get Phone No.
Last contact made 36 days ago
Get Contact Details

Download Brochure

More Details

Price Breakup: **₹1.6 Cr | ₹8,00,000** Approx. Registration Charges | **₹4,000** Monthly

Booking Amount: **₹2.0 Lac**

Address: **Chembur, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra**

Landmarks: **Veena Serenity In Chembur, Mumbai Harbour is a readytomove housing society. it offers apartments in varied budget range. These units are a perfect combination of comfort and style, specifically designed to suit your requirements and conveniences. There are 1BHK, 2BHK and 3BHK Apartments available in this project.**

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Home | Property for sale in Mumbai | Flats for sale in Mumbai | Flats for sale in Chembur East | 1 BHK Flats for sale in Chembur East | ₹40.50 Cr
Posted on: Apr 27, 23 | Property ID: 68787995

₹1.15 Cr Get ₹ 34,500 cashback on Home Loan

1 BHK 690 Sq-ft Flat For Sale **Chembur East, Mumbai**

1 Bed | 2 Baths | Unfurnished

Carpet Area 440 sqft ~ ₹26.136/sqft	Developer Veena Developers	Project Veena Serenity
Floor 1 (Out of 15 Floors)	Transaction Type New Property	Status Ready to Move
Facing West	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.
Last contact made 26 days ago
Get Contact Details

Download Brochure

More Details

Price Breakup: **₹1.15 Cr | ₹5,75,000** Approx. Registration Charges | **₹2,500** Monthly

Booking Amount: **₹5.0 Lac**

Address: **Chembur, Mumbai, Chembur East, Mumbai - Harbour Line, Maharashtra**

Landmarks: **Veena Serenity In Chembur, is a readytomove housing society. It e. These units are a perfect combination of comfort and style, specifically designed to suit your requirements and conveniences. There are 1BHK, 2BHK Apartments available in this project.**

Price Indicators

The screenshot shows the 99acres website interface. At the top, there's a search bar and navigation options. The main heading displays the price as ₹1.2 Cr and the property type as 1BHK 2Baths. Below this, there are tabs for Overview, Society, Dealer Details, Price Trends, Registry Record, and Society Reviews. A large image of the property is shown on the left, with a sidebar on the right listing details: Carpet area (419 sq.ft.), Price (₹1.2 Cr + Govt Charges & Tax @ 28,639 per sq.ft.), Floor Number (15 of 15 floors), and Configuration (1 Bedroom, 2 Bathrooms, no Balcony with Study Room). The location is identified as Sheela Colony, Sahakar Nagar 1, Chembur, Mumbai Harbour. A 'Places nearby' section lists locations like Chembur Railway Station and Chembur Monorail Station.

The screenshot shows the NOBROKER website interface. The main heading displays the price as ₹1.35 Crores and the monthly rent as ₹38,837. The property is a 2 BHK Flat in Sheela Serenity For Sale in Chembur. The left side features a gallery of interior photos. The right side shows a summary of the property: 2 Bedrooms, 2 Bathrooms, and a price of ₹1.35 Crores. Below the gallery, there's an 'Overview' section with a table of property details:

Category	Value	Category	Value
Age of Building	10 Years	Ownership Type	Self-Owned
Construction Stage	95% Pk (S&F)	Flooring	Marble Tile
Build-up Area	172 SQFT	Carpet Area	171 SQFT
Running Water	Yes (Available)	Facing	South-East
Power	10/1	Parking	2 Bikes and Car
Water Security	Yes		

The bottom right section shows 'Activity On This Property' with a bar chart and 'Similar Properties' with a thumbnail of another property.

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 1,11,51,000.00 (Rupees One Crore Eleven Lakh Fifty One Thousand Only).

Place: Mumbai

Date: 22.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi
Chalikwar
Director

Digitally signed by Vidhi
Chalikwar
DN: cn=Vidhi Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.22 16:05:34 +05'30'


Auth. Sign.

Vidhi M. Chalikwar
Chartered Valuer (India)
Reg. No. CAT-I/F-1930
SBI Empanelment No.: SME/TCC/2021-2/86A/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

Think.Innovate.Create (Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Mrs. Vidhi M. Chalikwar w/o Mr. Manoj Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 22.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 21.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AESPC7493M
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi
Chalikwar
Director

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.22 16:05:46 +05'30'


Auth. Sign.

Vidhi M. Chalikwar
Chartered Valuer (India)
Reg. No. CAT-I/F-1930
SBI Empanelment No.: SME/TCC/2021-2/86A/3

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