

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. MUM/2324/OCT/137	Dated 12-Oct-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank - Mulund (East) GROUND +1ST FLOOR OF SHOP NO-2, 1ST FLOOR OF SHOP NO-1, 'ROMELL VASANTI', VASANTI VIHAR CO-OP HSG SOC LTD NAVGHAR RAOD,MULUND-EAST GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 4169/2302978	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:

Mr. Mahendra Murari Bagwe - Residential Flat No. 601,
 6th Floor, Wing - G, "Veena Beena Co-Op. Hsg. Soc.
 Ltd.", Acharya Donde Marg, Sewree (West), Mumbai -
 400 015, 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 : **ICICI BANK**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@ICICI

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Pooja Dagare

Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

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. Mahendra Murari Bagwe**

Residential Flat No. 601, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India.

Latitude Longitude - 18°59'57.6"N 72°51'08.0"E

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Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, 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

The property bearing Residential Flat No. 601, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India belongs to **Mr. Mahendra Murari Bagwe.**

Boundaries of the property.

North	:	Sheetal Apartment
South	:	P.T. Udyan Kids Garden
East	:	Prabodhankar Thakre Marg
West	:	Regal Industrial Estate

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 and valued for banking purpose for **₹ 1,60,48,500.00 (Rupees One Crore Sixty Lakh Forty Eight Thousand Five Hundred 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.

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=9822b6c4bc035d03a0c39e2685913490c9d33d413
33115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=1a56a566ab8cc9966b2a55a8fca3cfab21f31bd
3e391e2882a29e327b625bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.10.18 10:15:39 +05'30'

Auth. Sign.



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 Report of Residential Flat No. 601, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.",
Acharya Donde Marg, Sewree (West), Mumbai – 400 015, 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 the Fair Market Value as on 12.10.2023 for Bank Loan Purpose
2	Date of inspection	08.10.2023
3	Name of the owner/ owners	Mr. Mahendra Murari Bagwe
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	Address: Residential Flat No. 601, 6 th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India. Contact Person: Mrs. Fareeda Gheewala (Seller's Wife)
6	Location, street, ward no	Acharya Donde Marg
7	Survey/ Plot no. of land	C.T.S. No. 216 of Parel Sewree Division
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 957.00 (Area as per Actual Site Measurement for Flat No. 601 & 602) Carpet Area in Sq. Ft. = 417.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 500.00 (Area as per Mulyankan Patrak)
13	Roads, Streets or lanes on which the land is abutting	Acharya Donde Marg
14	If freehold or leasehold land	Freehold

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
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 67,000.00 Expected rental income per month for Amalgated Flat Nos. 601 & 602

	(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?	N. A.
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.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1983 (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.

Remark: As per site inspection, Flat No. 601 & 602 are internally merged with single entrance. For the purpose of valuation, we have considered Area of Flat No. 601 as per Agreement for Sale. The said valuation is only for Flat No. 601.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 12.10.2023 for Residential Flat No. 601, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donda Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India belongs to **Mr. Mahendra Murari Bagwe**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.09.2023 between Mr. Shabbir Ismailbhai Gheewala (The Transferor) AND Mr. Mahendra Murari Bagwe (The Transferee).
2	Copy of Occupancy Certificate No. KB / 3621 / K dated 20.08.1983 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society NOC Letter to Sale dated 17.08.2023 in the name of Mr. Mahendra Murari Bagwe issued by Veena Beena Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at C.T.S. No. 216 of Parel Sewree Division, Mumbai – 400 015. The property falls in Residential Zone. It is at a walking distance 400 M. from Sewree railway station.

BUILDING:

The building under reference is having Stilt + 7th Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is in normal condition. The building is used for residential purpose. 6th Floor is having 6 Residential Flats. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. As per site inspection, Flat No. 601 & 602 are internally merged with single entrance. The Composition of Amalgamated Flat is Living Room + 3 Bedrooms + 3 Toilets + Passage (i.e., **3BHK with 3 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with Solid flush doors, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 12th October 2023

The Carpet Area of the Residential Flat	:	417.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 1983 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	40 Years
Cost of Construction	:	500.00 X 2,800.00 = ₹ 14,00,000.00
Depreciation $\{(100-10) \times 40 / 60\}$:	60.00%
Amount of depreciation	:	₹ 8,40,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,28,417.00 per Sq. M. i.e., ₹ 21,220.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,72,634.00 per Sq. M. i.e., ₹ 16,038.00 per Sq. Ft.
Prevailing market rate	:	₹ 40,500.00 per Sq. Ft.
Value of property as on 12.10.2023	:	417.00 Sq. Ft. X ₹ 40,500.00 = ₹ 1,68,88,500.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 12.10.2023	:	₹ 1,68,88,500.00 - ₹ 8,40,000.00 = ₹ 1,60,48,500.00
Total Value of the property	:	₹ 1,60,48,500.00
The realizable value of the property	:	₹ 1,44,43,650.00
Distress value of the property	:	₹ 1,28,38,800.00
Insurable value of the property (500.00 X 2,800.00)	:	₹ 14,00,000.00
Guideline value of the property (As per Index II)	:	₹ 1,15,00,796.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 601, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India for this particular purpose at **₹ 1,60,48,500.00 (Rupees One Crore Sixty Lakh Forty Eight Thousand Five Hundred Only)** as on **12th October 2023**.



NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12th October 2023 is ₹ 1,60,48,500.00 (Rupees One Crore Sixty Lakh Forty Eight Thousand Five Hundred 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.

PART III- DECLARATION

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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 th Floor
3	Year of construction	Year of Completion – 1983 (As per Occupancy Certificate)
4	Estimated future life	20 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" thick.
8	Partitions	6" thick brick wall
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 with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	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	R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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

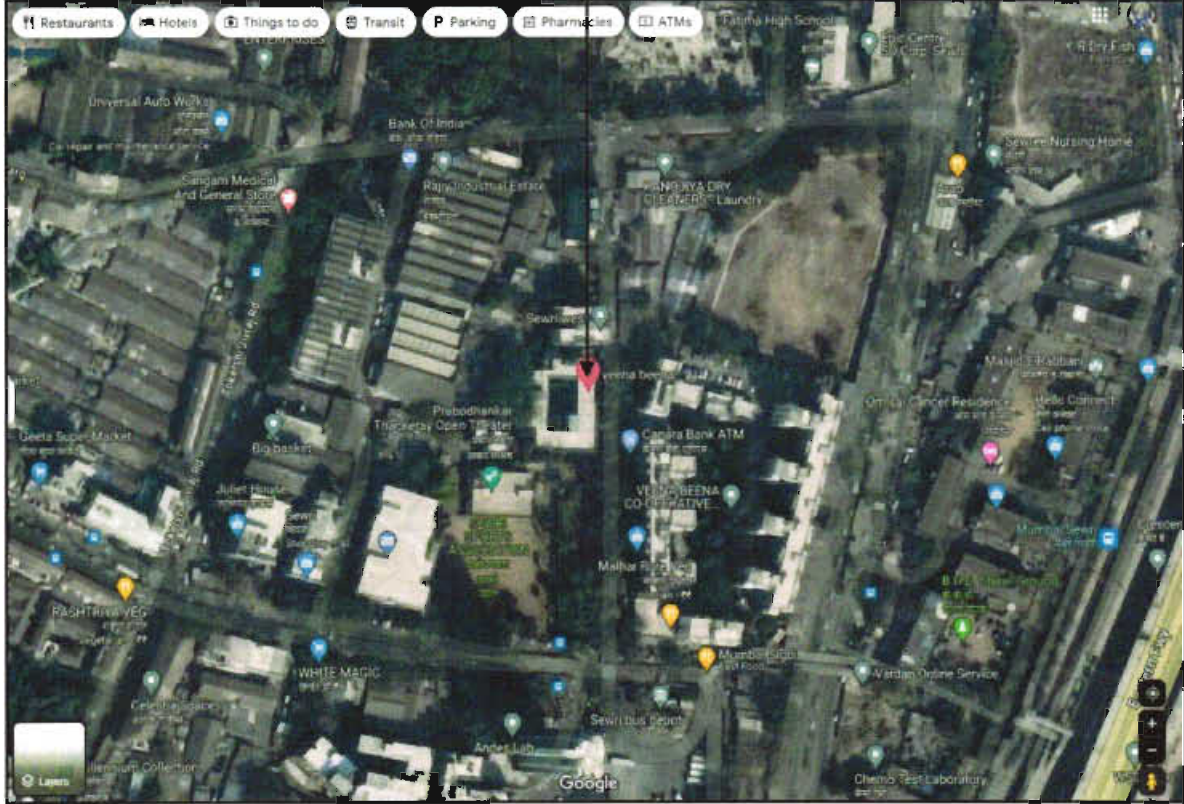


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Route Map of the property

Site u/r



Latitude Longitude - 18°59'57.6"N 72°51'08.0"E

Note: The Blue line shows the route to site from nearest railway station (Sewree – 400 M.)

Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
88960	217540	250170	271920	217540	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,17,540.00			
Increase 5% by Flat Located on 6 th Floor	10,877.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,28,417.00	Sq. Mtr.	21,220.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	88,960.00			
The difference between land rate and building rate (A – B = C)	1,39,457.00			
Depreciation Percentage as per table (D) [100% - 40%] (Age of the Building – 40 Years)	60%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,72,634.00	Sq. Mtr.	16,038.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: 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

magicbricks Buy Sell Home Loans Login Post Property

₹1.60 Cr ~~₹1.80 Cr~~ How much have you saved?

1 BHK (425 Sq-Ft) Flat For Sale Sewri, Mumbai

1 Bed 1 Bath Furnished

Carpet Area: 425 sqft ~ ₹4,333/sqft

Project: **Veena Beena**

Floor: 4 (Out of 7 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: South - East

Lift: 1

Furnished Status: Furnished

Type Of Ownership: Co-operative Society

Contact Agent: **Kailash Rajani** (9196660000)

Contact Agent Get Phone No

More Details

Price Breakup: **₹1.6 Cr | ₹9,00,000** Approx. Registration Charges | ₹3,000 Monthly

Booking Amount: ₹18.0 Lac

Address: **Veena Beena co op hsg Soc Ltd acharya donde marg sewri Mumbai 15, Sewri, Mumbai - South Mumbai, Maharashtra**

Landmarks: **This property is opposite bus depot.**

Furnishing: **Furnished**

Flooring: **Ceramic Tiles**

NOBROKER Buy Rent Sell Post Property

2 BHK Flat For Sale in Ghatkopar

₹17,634,000 1.7 Acres 550 sqft

2 Bedrooms

2 Bathrooms

100 sqft

Call Center Details

Report what was not correct in this property

Location: **Ghatkopar** | **Wing 10th**

Overview

Age of Building	10 Years	Ownership Type	Self-Built
Furnishing	100% Flat Fit	Actual Size	100 sq.ft.
Furnishing Status	Fully Furnished	Facing	Self-Built
Area	2.5	Flooring	Tile
Water Supply	Yes		

Activity On This Property

4,200 Views 2 Favorites 12 Alerts

Similar Properties

2 BHK Flat For Sale in Ghatkopar



Price Indicators

NOBROKER 1 BHK Flat in Jyoti Residency For Sale in Panel 1
 ₹ 1.05 Crores
 ₹ 94,268/Month
 522 sq ft

Overview

Age of Building	More than 10 years	Construction Type	Well Defined
Maintenance Charge	NA	Flooring	NA
Builtup Area	522 sq ft	Carpet Area	517 sq ft
Linking Status	Unapproved	Facing	East
Floor	5/7	Parking	Blocked Car

NOBROKER 2 BHK Flat in Dastkar Arcade For Sale in Panel 1
 ₹ 1.9 Crores
 ₹ 1.09 Lacs/Month
 530 sq ft

Overview

Age of Building	2-10 Years	Construction Type	Well Defined
Maintenance Charge	₹ 2 Per Sq Ft	Flooring	Mixed Tiles
Builtup Area	530 sq ft	Linking Status	Not Approved
Facing	South-East	Pool	1/1
Parking	Bike And Car	Deck/Decking	No

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 625 Sq. Ft. Flat for sale in the Veena Beena project, located in Sewri, Mumbai. The price is ₹2.70 Cr, with an EMI of ₹1.32L. The listing includes several images of the building and surrounding area. Key details include: 2 Beds, 2 Baths, Furnished, and Visitor Parking. The project is Veena Beena, located on the 4th floor (out of 7 floors). The transaction type is Resale. The status is Ready to Move, facing North-East, with a lift and furnished status. The address is Veena Beena co op hsg Soc Ltd acharya donde marg sewri Mumbai 15, Sewri, Mumbai - South Mumbai, Maharashtra. The listing also provides contact information for the agent, Kalish Rajani, and a button to get the phone number.

₹2.70 Cr ~~₹3.1~~ ₹1.32L [Get the approved plan](#) **PREMIUM LOCALITY**

2 BHK 625 Sq. Ft. Flat For Sale - Sewri, Mumbai

2 Beds 2 Baths Furnished Visitor Parking

Project: **Veena Beena** Floor: **4 (Out of 7 Floors)** Transaction Type: **Resale**

Status: **Ready to Move** Facing: **North - East** Lift: **1** Furnished Status: **Furnished**

[Contact Agent](#) [Get Phone No](#)

More Details

Price Breakup: ₹2.7 Cr | ₹13,50,000 Approx. Registration Charges | ₹2,500 Monthly

Booking Amount: ₹25.0 Lac

Address: **Veena Beena co op hsg Soc Ltd acharya donde marg sewri Mumbai 15, Sewri, Mumbai - South Mumbai, Maharashtra**

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Sales Instance

19388319	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2
12-10-2023		दस्त क्रमांक : 19388/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : परेल-शिवडी		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मीबदला	18000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9921999.4	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 401, माळा नं: 4 था मजला.सी-विंग, इमारतीचे नाव: वीणा-बिना को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: आचार्य दोंदे मार्ग, रोड : शिवडी.मुंबई-400015((C.T.S. Number : 216 ;))	
(5) क्षेत्रफळ	45.61 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-कमल यशवंत थोरात वय:-73 पत्ता:-प्लॉट नं: सी.401, माळा नं: -, इमारतीचे नाव: वीणा-बिना को-ऑप हाऊसिंग सोसायटी, ब्लॉक नं: आचार्य दोंदे मार्ग, ऑप. पी. ठाकरे बस डेपो, रोड नं: शिवडी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-AZLPT5750G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-पिताबास घनश्याम शाहू वय:-49; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: अझाद नगर को-ऑप हाऊसिंग सोसायटी, ब्लॉक नं: आचार्य दोंदे मार्ग, रोड नं: शिवडी जवळ, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-BKDPS4310K 2): नाव:-रेनुबाला पिताबास शाहू वय:-38; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: अझाद नगर को-ऑप हाऊसिंग सोसायटी, ब्लॉक नं: आचार्य दोंदे मार्ग, रोड नं: शिवडी जवळ, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-EUQPS9894N	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023	
(11) अनुक्रमांक.खंड व पृष्ठ	19388/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1080000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) खेरी		



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th October 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 neighbourhood 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 ₹ 1,60,48,500.00 (Rupees One Crore Sixty Lakh Forty Eight Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=admind,
2.5.4.20=f9d223d04a235d433ac279d20865913490c3e33d413331
15279b17a18d5a52, postalCode=400059, cn=Maharashtra,
serialNumber=41a56e56abacc896b2d55afcc3de31751ba211?
94e28f2e23e3776425b4c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.19 10:18:08 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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