

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-5547/22-23</b> Dated <b>6-Mar-23</b>
Buyer (Bill to) <b>COSMOS BANK - VILEPARLE EAST</b> Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>30088 / 45895</b> Delivery Note Date Dispatched through Destination Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**  
 Mr. Rajendra Kantil Shah & Mrs. Devila R. Shah -  
 Residential Flat No. 302, 3rd Floor, "Dhanlaxmi Vihar  
 Co-op. Hsg. Soc. Ltd.", Nanda Patkar Road, Vile Parle (East),  
 Mumbai - 400 057, 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 : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code : **Vileparle & COSB0000017**



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 www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owners: **Mr. Rajendra Kantilal Shah & Mrs. Devila R. Shah**

Residential Flat No. 302, 3<sup>rd</sup> Floor, "Dhanlaxmi Vihar Co-op. Hsg. Soc. Ltd.", Nanda Patkar Road,  
Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India.

Latitude Longitude - 19°05'44.4"N 72°50'59.5"E

### Valuation Prepared for:




**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 :

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

-  **Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



Valuation Report of Flat No. 302, 3<sup>rd</sup> Floor, "Dhanlaxmi Vihar Co-op. Hsg. Soc. Ltd.", Nanda Patkar Road, Vile Parle (East), Mumbai – 400 057, 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 06.03.2023 for Bank Loan Purpose
2	Date of inspection	04.03.2023
3	Name of the owner/ owners	<b>Mr. Rajendra Kantilal Shah &amp; Mrs. Devila R. Shah.</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. 302, 3 <sup>rd</sup> Floor, "Dhanlaxmi Vihar Co-op. Hsg. Soc. Ltd.", Nanda Patkar Road, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Rajendra Kantilal Shah (Owner) Contact No. 99873 34354
6	Location, street, ward no	Nanda Patkar Road
	Survey/ Plot no. of land	C.T.S. No. 1674(P), 1674(1) to (4), Final Plot No. 218 of Village - Vile Parle
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	Carpet Area in Sq. Ft. = 691.00 Nitch Area in Sq. Ft. = 34.00 Total Carpet Area in Sq. Ft. = 725.00 (Area as per Actual Site Measurement)  <b>Carpet in Sq. Ft. = 750.00</b> <b>(Area as per Agreement for Sale)</b>  <b>Built-up in Sq. Ft. = 900.00</b> <b>(Carpet Area + 20%)</b>



		All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Nanda Patkar Road
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
21	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	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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 60,000.00 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.
	<b>SALES</b>	
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.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2005 (As per Site Information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 06.03.2023 for Flat No. 302, 3<sup>rd</sup> Floor, "Dhanlaxmi Vihar Co-op. Hsg. Soc. Ltd.", Nanda Patkar Road, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India belongs to **Mr. Rajendra Kantilal Shah & Mrs. Devila R. Shah.**

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

1	Copy of Agreement dated 23.01.2004 Between M/s. Dhanlaxmi Builders (the Transferor) and Mr. Rajendra Kantilal Shah & Mrs. Devila R. Shah (the Transferee).
2	Copy of Share Certificate No. 7 in the name of Mr. Rajendra Kantilal Shah & Mrs. Devila R. Shah holder of 10 shares for INR 50 each bearing distinctive Nos. 61 to 70 in the Dhanlaxmi Vihar Co-op. Hsg. Soc. Ltd.
3	Copy of Commencement Certificate No. CE / 8097 / WS / AK dated 16.10.2003 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at C.T.S. No. 1674(P), 1674(1) to (4), Final Plot No. 218 of Village - Vile Parle, Mumbai. The property falls in Residential Zone. It is at a walkable distance of 850 mtr. from Vile Parle railway station.

### BUILDING:

The building under reference is having Part Ground + Part Stilt + 7<sup>th</sup> 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 external condition is Good. The building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flat. 1 Lift is provided in the building.





Taking into consideration above said facts, we can evaluate the value of Valuation Report of Flat No. 302, 3<sup>rd</sup> Floor, "Dhanlaxmi Vihar Co-op. Hsg. Soc. Ltd.", Nanda Patkar Road, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India for this particular purpose at ₹ 2,85,21,000.00 (Rupees Two Crore Eighty Five Lakh Twenty One Thousand Only) as on 06<sup>th</sup> March 2023.

### 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 06<sup>th</sup> March 2023 is ₹ 2,85,21,000.00 (Rupees Two Crore Eighty Five Lakh Twenty One Thousand 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**

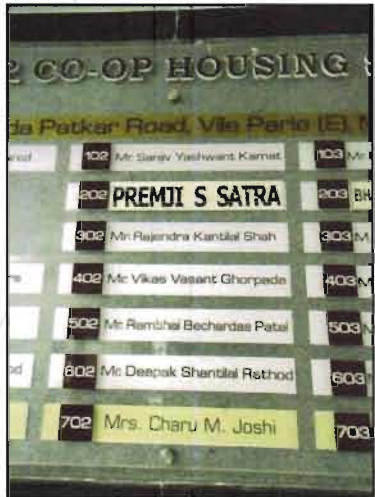
I hereby declare that

- (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:

**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 7 <sup>th</sup> 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	2005
4	Estimated future life	42 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 doors, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Yes
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










## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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

Home
Valuation Rules
User Manual
Close
Feedback

**Year** 20222023 **Language** English

**Selected District** मुंबई(उपनगर)

**Select Village** विलेपार्ले पूर्व (अंधेरी)

**Search By**  Survey No  Location

**Enter Survey No** 1674

अविवरण	भूमी क्रमांक	निवासी संरचना	खंडीय	दुकाने	जोडोविक	एकक (Rs./)	Attribute
36/183-भूभाग: उत्तरेस गावाची हद्द, पूर्वेस दूरगती मार्ग, दक्षिणेस बाईंडे सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230	315900	215850		सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,15,850.00			
No increase for all floors from ground to 4 floors	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>2,15,850.00</b>	<b>Sq. Mtr.</b>	<b>20,053.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,08,770.00			
The difference between land rate and building rate (A – B = C)	1,07,080.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,96,576.00</b>	<b>Sq. Mtr.</b>	<b>18,262.00</b>	<b>Sq. Ft.</b>

### 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 Rent Sell Home Loans
Post Property

**₹ 2.50 Cr** Call ₹ 25,000 cashback on Home Loan PREMIUM LOCALITY VERIFIED ON SITE

2 BHK 650 Sq-ft Flat For Sale in **Vile Parle East, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area: 650 sqft
Floor: B (Out of 11 Floors)
Transaction Type: Resale
Status: Ready to Move

Facing: East
Lift: 1
Furnished Status: Unfurnished
Car Parking: 1 Covered

Near market, station school

Contact Agent
Get Phone No

**Contact Agent**  
**Virag Dharod** +91-98XXXXXX62

Your Name

Email

IND +91  Mobile Number

Agree to Magicbricks Terms of Use

Get Contact Details


**More Details**

Price Breakup	₹ 2.5 Cr   ₹ 12,50,000 <small>Approx. Registration Charges</small>
Booking Amount	₹ 5.0 Lac
RERA ID	A51800000264

NOBROKER
My Bookings
Post My Property

**1 BHK Flat in Amandeep Mahal Cha Vile Parle East For Sale in Vile Parle East**

Unit No. 403, Amandeep Mahal, Vile Parle East, Mumbai, Maharashtra 400017



1 Bedroom
1 Bathroom
NA

1 BHK
1 BHK
1 BHK

1 BHK
1 BHK
1 BHK

**₹ 1.85 Crores** 1 BHK

**₹ 1.08 Lacs/Month** 1 BHK

**510** Sq Ft

**Dec 9, 2022**

**Immediately**

**Amandeep Mahal C...**

**None**

Get Owner Details

**Overview**

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 6.2 Per Sq.ft/m	Flooring	2/3rd Tiles
Building Area	510 Sq.ft	Carpet Area	345 Sq.ft

**Activity On This Property**

370 Views 0 Heart 12 Share

**Similar Properties**



## Price Indicators

**HOUSING.COM** | Vile Parle East | 2 BHK Apartment | ₹2.87 Cr | 1005 sq.ft. | ₹28.56 K/sq.ft. Avg. Price | Ready to move | Middle of 9 floors | East facing Facing | Unfurnished Furnishing

**2 BHK Apartment** | ₹2.87 Cr | 1005 sq.ft. | ₹28.56 K/sq.ft. Avg. Price | Ready to move | Middle of 9 floors | East facing Facing | Unfurnished Furnishing

Property Location: **On Demand, Vile Parle East, Mumbai**

Around This Property: Park Road, Vile Parle East, Mumbai | Vile Parle East, Mumbai | Vile Parle East, Mumbai

Contact Seller: **Sharan Consultant** | 9996350...

**NOBROKER** | 1 BHK Flat in Amandeep Mahal Chs For Sale in Vile Parle East | ₹2.1 Crores | 700 sq.ft. | ₹3.2 Lakh/Month Rent | Mar 4, 2023

**1 BHK Flat in Amandeep Mahal Chs For Sale in Vile Parle East** | ₹2.1 Crores | 700 sq.ft. | ₹3.2 Lakh/Month Rent | Mar 4, 2023

Price trends by VSB domain

Activity On This Property: 4,323 views | 10 likes

Similar Properties: 1 BHK Flat in Amandeep Mahal Chs For Sale in Vile Parle East





