

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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. PG-503/23-24	Dated 10-May-23
Buyer (Bill to) COSMOS BANK - DADAR WEST DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31208 / 2300507	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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**

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

Remarks:

Mrs. Dayaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel - Residential Flat No. 501, 5th Floor, Building No. 6B, " New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, 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

for Vastukala Consultants (I) Pvt Ltd

Rethal
Authorised Signatory

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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: **Mrs. Dayaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel**

Residential Flat No. 501, 5th Floor, Building No. 6B, “ **New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.,**” New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065
State – Maharashtra, Country – India.

Latitude Longitude - 19°10'27.7"N 72°52'56.9"E

Valuation Done for:

Cosmos Bank




Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
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

Valuation Report of Residential Flat No. 501, 5th Floor, Building No. 6B, " **New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.**," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, 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 10.05.2023 for Bank Loan Purpose
2	Date of inspection	02.05.2023
3	Name of the owner/ owners	Mrs. Dayaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel
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	Address: Residential Flat No. 501, 5 th Floor, Building No. 6B, " New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd. ," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, State – Maharashtra, Country – India. Contact Person: Mr. Ranchodbhai Patel (Owner) Contact No.: 9819843314
6	Location, street, ward no	New Dindoshi MAHADA Complex
	Survey/ Plot no. of land	C.T.S. No. 827/E Village – Malad (E), Taluka – Borivali
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. = 581.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 860.00 (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Village – Malad (E), Taluka – Borivali
14	If freehold or leasehold land	Free Hold

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 – 2007 (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:	



Valuation as on 10th May 2023

The Built Up Area of the Residential Flat	:	860.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	860.00 X 3,000.00 = ₹ 25,80,000.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24%
Amount of depreciation	:	₹ 6,19,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,27,596.00 per Sq. M. i.e. ₹ 11,854.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,15,382.00 per Sq. M. i.e. ₹ 10,719.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,200.00 per Sq. Ft.
Value of property as on 10.05.2023	:	860.00 Sq. Ft. X ₹ 15,200.00 = ₹ 1,30,72,000.00

(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 10.05.2023	:	₹ 1,30,72,000.00 (-) ₹ 6,19,200.00 = ₹ 1,24,52,800.00
Total Value of the property	:	₹ 1,24,52,800.00
The realizable value of the property	:	₹ 1,12,07,520.00
Distress value of the property	:	₹ 99,62,240.00
Insurable value of the property (860.00 X 3,00.00)	:	₹ 25,80,000.00
Guideline value of the property (860.00 X 10,719.00)	:	₹ 92,18,340.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 501, 5th Floor, Building No. 6B, "New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, State – Maharashtra, Country – India for this particular purpose at **₹ 1,24,52,800.00 (Rupees One Crore Twenty Four Lakh Fifty Two Thousand Eight Hundred Only)** as on 10th May 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 **10th May 2023** is **₹ 1,24,52,800.00 (Rupees One Crore Twenty Four Lakh Fifty Two Thousand Eight 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:

ANNEXURE TO FORM 0-1**Technical details****Main Building**

1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	2007 (As per Occupancy Certificate)
4.	Estimated future life	44 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
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	POP false ceiling
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank	R.C.C tank on terrace
	Location, capacity	
	Type of construction	
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

DIVISION / VILLAGE : MALAD EAST						
Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Part of Ward Boundary to the North and Part of Village Boundary to the East, Village Boundary to the South, and Pathan Wadi to the North Road, Express Highway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
62	62/292	51260	121520	139260	151900	121520
779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811PT, 811A/5, 811A/7, 811C, 811E, 812PT, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827A, 827/1B, 827A/2, 827A/3A, 827A/3B, 827A/3C, 827A/4B, 827A/4C/1, 827A/4D, 827A/4E, 827A/7, 827A/8, 827A/9, 827A/1A/1, 827A/1A/2, 827A/4A/1, 827B/1A/1, 827B/1A/2, 827B/2, 827C/20, 827D/2, 827PT, 829, 839, 840, 841, 842						
⇌ Compare With Previous Year						↓

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Price Indicators

NOBROKER

2 BHK Flat in New Mhada Colony For Sale in New Mhada Colony, Goregaon East

₹ 80,240/Month
Estimated EMI

950 sq.ft.

2 Bedroom
2 Bathroom
NK

Dec 3, 2022
Immediately
New Mhada Colony

Get Owner Details

Price trends by NBEstate

Report what was not correct in this property

Liked by broker Sold out Wrong info

Overview

Activity On This Property

NOBROKER

2 BHK Flat in Garden Hill Housing Society For Sale in Goregaon

₹ 74,800/Month
Estimated EMI

900 sq.ft.

2 Bedroom
2 Bathroom
NK

Aug 28, 2022
Immediately
Garden Hill Housing...

Get Owner Details

Price trends by NBEstate

Report what was not correct in this property

Liked by broker Sold out Wrong info

Overview

Activity On This Property

Sale Instance

5/9/23, 3:52 PM	https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/Index/MT1200%3D%3D/Mz10MjUwMDEwMjYyMw%3D%3D	
1269324	सूची क्र . २	दुय्यम निबंधक : सह दु.नि. बोरीवली 1
09-05-2023		दस्तावेज क्रमांक : 1269/2023
Note :-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी: Regn.63m.
गाव: मालाड		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	11900000	
(3)ब्रान्चभाव (भाडेपट्टाच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	9699726.4	
(4) भूगणन,पोटहिसा व घरकमांक (असल्यास)	. इतर माहिती: फ्लॉट नं 203, 2 रा मजला, बिल्डिंग नं 6,सी विंग,न्यू दिडोशी गिरिशिखर कॉ ऑप हाऊसिंग सोसायटी लिमिटेड,न्यू म्हाडा कॉम्प्लेक्स,एन एन पी जवळ, गोरगाव पूर्व मुंबई 400065 PUI: PN0612776130000 Mumbai Ma.na.pa.	
(5)क्षेत्रफळ	79.82चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / तिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अखिल कृष्णमुरारीराव सक्सेना 62 फ्लॉट नं: फ्लॉट नं २०३, सी विंग, मालाड नं: 2 रा मजला,बिल्डिंग नं ६, इमारतीचे नाव: न्यू दिडोशी गिरिशिखर कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोरगाव पूर्व मुंबई, रोड नं: न्यू म्हाडा कॉम्प्लेक्स,एन एन पी जवळ, महाराष्ट्र, मुंबई, 400097 AARP58494B	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) गौरव सिद्धार्थ पवार 32 फ्लॉट नं: ४/सी, मालाड नं: - इमारतीचे नाव: आयश्री बिल्डिंग, ब्लॉक नं: फ्लॉट नं-२, निपर आय टी पार्क गोरगाव पूर्व मुंबई, रोड नं: जन ए.के. वेंकट मारु, महाराष्ट्र, MUMBAI, 400065 AXJFP1627L	
(9)दस्तावेज करून दिल्याचा दिनांक	25/01/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	25/01/2023	
(11)अनुक्रमीक, खंड व पृष्ठ	1269/2023	

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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 ₹ 1,24,52,800.00 (Rupees One Crore Twenty Four Lakh Fifty Two Thousand Eight Hundred Only).

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=manojb@vastukala.com, postalCode=400008, st=Maharashtra, serialNumber=1, c=IN, postalCode=400008, cn=MANOJ BABURAO CHALIKWAR
Date: 2025.05.10 14:22:31 +05'30'

Auth. Sign.

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