

# 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-5797/22-23</b>	Dated <b>17-Mar-23</b>
Buyer (Bill to) <b>COSMOS BANK - DADAR WEST</b> 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
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30371 / 46146</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>₹ 2,360.00</b>

Amount Chargeable (in words)

**Indian Rupee Two Thousand Three Hundred Sixty Only**

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty 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:

Jitendra Jayant Dandekar - Residential Flat No. 708,  
 7th Floor, Wing - B, "Empire", by Shree Siddhivinayak  
 Developers, Gat No. 284 / B, Plot No. 34 - 47, Village -  
 Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik,  
 PIN Code - 422 403, 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**

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: **Jitendra Jayant Dandekar**

Residential Flat No. 708, 7<sup>th</sup> Floor, Wing – B, "Empire", by Shree Siddhivinayak Developers, Gat No. 284 / B,  
Plot No. 34 - 47, Village - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403,  
State Maharashtra, Country – India

Latitude Longitude - 19°41'40.6"N 73°31'57.6"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. 708, 7th Floor, Wing – B, "Empire", by Shree Siddhivinayak Developers,  
Gat No. 284 / B, Plot No. 34 - 47, Village - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik,  
PIN Code - 422 403, 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 18.03.2023 for Banking Purpose
2	Date of inspection	16.03.2023
3	Name of the owner/ owners	<b>Jitendra Jayant Dandekar</b>
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	<b>Address:</b> Residential Flat No. 708, 7 <sup>th</sup> Floor, Wing – B, "Empire", by Shree Siddhivinayak Developers, Gat No. 284 / B, Plot No. 34 - 47, Village - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India  <b>Contact Person:</b> Mr. Mahendra (Sales Person) Contact No. 9833863331
6	Location, street, ward no	Mumbai Agra National Highway
	Survey/ Plot no. of land	Gat No. 284 / B, Plot No. 34 - 47
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, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>RERA Carpet Area in Sq. Ft. = 548.00 (Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 603.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Mumbai Agra National Highway
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.	Copy of Approved Plan No. INP / PWD / RBP / 107/2022 dated 16.02.2022 issued Igatpuri Municipality Council.
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?	Building Under Construction
	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 INP 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	₹ 6,000.00 Expected rental income per month after completion

	(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.
	<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 an under construction 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>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of commencement of construction - 2022 (As per Commencement 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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 18.03.2023 for Residential Flat No. 708, 7<sup>th</sup> Floor, Wing – B, "Empire", by Shree Siddhivinayak Developers, Gat No. 284 / B, Plot No. 34 - 47, Village - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India belongs to **Jitendra Jayant Dandekar**.

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

1	Copy of Agreement for Sale dated 10.03.2023
2	Copy of Approved Plan No. INP / PWD / RBP / 107 / 2022 dated 16.02.2022 issued Igatpuri Municipal Council
3	Copy of RERA Certificate No. P51600005114 dated 06.03.2023
4	Copy of Commencement Certificate No. INP / PWD / RBP / 107 / 2022 dated 16.02.2022 issued Igatpuri Municipal Council

### LOCATION:

The said building is located at Gat No. 284 / B, Plot No. 34 - 47, Village - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 3.9 Km. from Igatpuri railway station.

### BUILDING:

The building under reference is having Proposed Part Ground + Part Stilt + 7 Upper Floors. It is a Proposed R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The Proposed walls will be having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building will be used for residential purpose. 7<sup>th</sup> Floor will have 8 Residential Flat. The building is Proposed 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 7<sup>th</sup> Floor. The Composition of flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. **1 BHK + 2 Toilets**). The residential flat will be finished with Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows & Proposed Concealed electrification & Proposed concealed plumbing.

**At the time of inspection Building was under construction, extent of completion as under**

**Stage of Construction**

**If under construction, extent of completion**

Foundation	Completed	RCC Plinth	Completed
Ground	Completed	RCC work for Floors	Completed upto 6th floor
Internal Brick Work	Completed upto 5th floor	External Brick Work	Completed upto 5th floor
<b>Total</b>	<b>54% Work Completed</b>		

**Valuation as on 18<sup>th</sup> March 2023**

The Carpet Area of the Residential Flat	:	548.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	Building Under Construction
Expected total life of building	:	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	Building Under Construction
Cost of Construction	:	603.00 Sq. Ft. X ₹ 2,000.00 = ₹ 12,06,000.00
Depreciation	:	Building is Under Construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 29,978.00 per Sq. M. i.e. ₹ 2,785.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,300.00 per Sq. Ft.
<b>Value of property as on 18.03.2023</b>	:	<b>548.00 Sq. Ft. X ₹ 5,300.00 = ₹ 29,04,400.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Total Value of the property as on 18.03.2023</b>	:	<b>₹ 29,04,400.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 26,13,960.00</b>
<b>Distress value of the property</b>	:	<b>₹ 23,23,520.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 12,06,000.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 16,79,355.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 708, 7<sup>th</sup> Floor, Wing – B, "Empire", by Shree Siddhivinayak Developers, Gat No. 284 / B, Plot No. 34 - 47, Village - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India for this particular purpose at **₹ 29,04,400.00 (Rupees Twenty Nine Lakh Four Thousand Four Hundred Only)**. As per site inspection 54% of construction work is completed as on 18<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 **18<sup>th</sup> March 2023** is **₹ 29,04,400.00 (Rupees Twenty Nine Lakh Four Thousand Four Hundred Only)**. As per site inspection 54% of construction work is completed. 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	Proposed Part Ground + Part 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 7 <sup>th</sup> Floor
3.	Year of construction	Building Under Construction
4.	Estimated future life	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Proposed R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	Proposed All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	Proposed 6" thick brick wall
9.	Doors and Windows	Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows
10.	Flooring	Proposed Vitrified Tiles flooring
11.	Finishing	Proposed Cement plastering
12.	Roofing and terracing	Proposed R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing
15.	Sanitary installations	Proposed
	(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.	Proposed Ordinary
17.	Compound wall Height and length Type of construction	Proposed 6'.0" High, R.C.C. column with B. B. masonry wall

18	No. of lifts and capacity	Proposed 2 Lifts
19	Underground sump – capacity and type of construction	Proposed R.C.C tank
20	Over-head tank Location, capacity Type of construction	Proposed R.C.C tank on terrace
21	Pumps- no. and their horse power	Proposed , May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Proposed Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Proposed Connected to Municipal Sewerage System

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## Route Map of the property

Site u/r



**Latitude Longitude - 19°41'40.6"N 73°31'57.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Igatpuri – 3.9 Km.)



## Price Indicators

The screenshot shows the 'makaan' website interface. At the top, there are navigation links for 'Buy', 'Pick Location, Build Or Project', 'Home Loan', 'Download app', 'Sell/Rent Property', and 'Log In'. A large banner features the text 'PHOTOS Coming soon!' with a 'View Photos' button. Below the banner, the property name 'Shree Siddhivinayak Empire' is displayed with a heart icon. A location pin icon is labeled 'WHAT'S NEARBY'. A red 'Get Free Advice' button is visible. Property details include: '30' (likely price), '1 bhk', '763 sq ft', and 'Ready to Move'.

The screenshot shows the '99acres' website interface. The top navigation bar includes 'Buy', a search bar, and a 'Post prop' button. The main listing is for a property priced at '₹ 18 Lac' with '1RK 1Bath'. It includes an 'Estimated EMI ₹ 14,377' and 'Super Built up area 500 sq ft'. The listing is marked as 'REGISTERED' with 'Registration No. PS 160005114'. A 'Property (6)' section shows an interior photo of a room. Other details include '1 Room No Balcony', 'Prabhav Vivaant', 'Igatpuri, Nasik', and 'Ground of 1 Floors'. At the bottom, it specifies 'Resale', 'Freehold', 'Furnished', and '0 Covered, 0 Open'.





## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Igatpuri > 2 BHK Flats for Sale in Igatpuri > 840 Sq.ft

Posted on Mar 15, 23 Property ID: 64030893

**₹46.2 Lac** Get ₹13,960 cashback on Home Loan

2 BHK 840 Sq-ft Flat For Sale | **Igatpuri, Nashik**

2 Beds 2 Baths Unfurnished

Super Built-Up Area: **840 sqft** • ₹1,398/sqft

Developer	Project
<b>Shree Venkatesh Nagar</b>	<b>Shree Venkatesh Nagar Rosewood</b>

Transaction Type: **New Property** Status: **Ready to Move** Lift: **1**

Furnished Status: **Unfurnished**

+36 Photos

Contact Builder: **Ishanya buildcon** +91-95xxxxxxx8

Your Name: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 WDI -2: \_\_\_\_\_ Mobile Number: \_\_\_\_\_

Agree to Magicbricks Terms of Use

**Get Contact Details**

Contact Builder Get Phone No. Download Brochure

**HOUSING.COM** Buy In Nashik Search: Indira Nagar + Add Download App List Property

Recommended Properties Ratings and Reviews Price Trends Bank Offers Calculator Locality

**Price Trends for Indira Nagar**

Great choice! Most viewed project in this area

↓ -2.54% Depreciation in avg. price / sq.ft. for Shree Siddhivinayak Eternos in last 1 year

Showing trends for last 5 years

Indira Nagar - ₹4,079/sq.ft. (As of Apr 16, 2023)

Indira Nagar -2.54% ₹4,079/sq.ft.

See price trends in Indira Nagar

Contact Us

Please share your contact

-91

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

**Get Contact Details**

Still deciding?

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **18<sup>th</sup> March 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 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 **₹ 29,04,400.00 (Rupees Twenty Nine Lakh Four Thousand Four Hundred Only)**. As per site inspection 54% of construction work is completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=ADMIN,  
c=IN, email=manojbaburaochalikwar@vastukala.com, postalCode=400005, st=Maharashtra,  
serialNumber=1, telephoneNumber=912022961763, uri=mailto:manojbaburaochalikwar@vastukala.com,  
date=2023.03.18 10:52:16 +05'30'

Auth. Sign.

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