

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 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	Invoice No. PG-5892/22-23 Delivery Note	Dated 22-Mar-23 Mode/Terms of Payment AGAINST REPORT Other References Buyer's Order No. Dated Dispatch Doc No. 30520 / 46241 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> CGST SGST	997224	18 %	2,000.00 180.00 180.00
Total				₹ 2,360.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Three Hundred Sixty Only

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
Total	2,000.00		180.00		180.00	360.00

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

Remarks:
 Mr. Ganesh Gangaram Gurav & Mrs. Namrata Ganesh Gurav - Residential Flat No. 202, 2nd Floor, "Riddhi Siddhi", Jai Riddhi Siddhi Co-op. Hsg. Soc. Ltd., Village - Belavali, Badlapur (West), Thane - 421503, 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

 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ganesh Gangaram Gurav & Mrs. Namrata Ganesh Gurav**

Residential Flat No. 202, 2nd Floor, "Riddhi Siddhi", Jai Riddhi Siddhi Co-op. Hsg. Soc. Ltd., Village – Belavali, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'38.7"N 72°56'55.0"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 :

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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2nd Floor, "Riddhi Siddhi", Jai Riddhi Siddhi Co-op. Hsg. Soc. Ltd., Village - Belavali, Badlapur (West), Thane - 421503, State - Maharashtra, Country - India belongs to **Mr. Ganesh Gangaram Gurav & Mrs. Namrata Ganesh Gurav.**

Boundaries of the property.

North	: Vaikunth Building
South	: B.P.S. Cross Road No. 2
East	: Dayalu Building
West	: Tridev Shopping Complex

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 **₹ 16,38,000.00 (Rupees Sixteen Lakh Thirty Eight 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=MANOJ.BABURAO@VASTUKALA.COM, c=IN, postalCode=400001, st=Maharashtra, serial=1112761741805632, version=1, uri=http://www.vastukala.com, #1.3.6.1.4.1.31442.85428a2.1.7082356c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.22 13:20:23 +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

Encl. Valuation Report



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Valuation Report of Residential Flat No. 202, 2nd Floor, "Riddhi Siddhi", Jai Riddhi Siddhi Co-op. Hsq. Soc. Ltd.,
Village – Belavali, Badlapur (West), Thane – 421503, 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 22.03.2023 for Bank Loan Purpose
2	Date of inspection	18.03.2023
3	Name of the owner/ owners	Mr. Ganesh Gangaram Gurav & Mrs. Namrata Ganesh Gurav
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. 202, 2 nd Floor, "Riddhi Siddhi", Jai Riddhi Siddhi Co-op. Hsq. Soc. Ltd., Village – Belavali, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India. Contact Person: Mr. Vighnesh Mayekar (Seller's Person) Contact No.: 9819393841
6	Location, street, ward no	Village – Belavali, Badlapur (West)
	Survey/ Plot no. of land	Survey No. 105, Hissa No. A/1/6, Plot No. 6 & Survey No. 105, Hissa No. A/1/9, Plot No. 9 of Village - Belavali
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. = 273.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 208.00 Exclusive Area in Sq. Ft. = 26.00 Total Carpet Area in Sq. Ft. = 234.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 281.00 (Carpet Area as per Agreement + 20%) 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 are 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	Village – Belavali, Badlapur (West)
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.
	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?	Vacant
	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 KBMC 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	₹ 3,500.00 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.
	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 upon, 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 – 2018 (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:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 22.03.2023 for Residential Flat No. 202, 2nd Floor, "Riddhi Siddhi", Jai Riddhi Siddhi Co-op. Hsg. Soc. Ltd., Village – Belavali, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India belongs to **Mr. Ganesh Gangaram Gurav & Mrs. Namrata Ganesh Gurav.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 14.03.2023.
2	Copy of Occupancy Certificate No. KBMC / NRV / 2875 / 2018 – 2019 dated 11.04.2018 issued by Kulgaon Badlapur Municipal Council.
3	Copy of Commencement Certificate No. KBMC / NRV / BP / 341 / 2016 – 2017 / Unique No. 129 dated 12.01.2017 issued by Kulgaon Badlapur Municipal Council (As downloaded from RERA site).
4	Copy of Approved Plan No. KBMC / NRV / BP / 341 – 129 dated 12.01.2017 issued by Kulgaon Badlapur Municipal Council (As downloaded from RERA site).
3	Copy of RERA Registration Certificate No. P51700012445 dated 01.09.2017.

LOCATION:

The said building is located at Survey No. 105, Hissa No. A/1/6, Plot No. 6 & Survey No. 105, Hissa No. A/1/9, Plot No. 9 of Village – Belavali, Taluka – Ambarnath, District – Thane. The property falls in Residential Zone. It is at a walkable distance 2.6 Km. from Badlapur railway station.

BUILDING:

The building under reference is having Ground + 4 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. 2nd Floor is having 5 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + Kitchen + WC + Bath + Passage + Flowerbed Area + Balcony Area (i.e., **1 RK with WC + Bath**). The residential flat is finished with vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 22nd March 2023

The Carpet Area of the Residential Flat	:	234.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	5 Years
Cost of Construction	:	281.00 X 2,500.00 = ₹ 7,02,500.00
Depreciation $\{(100-10) \times 4 / 60\}$:	N.A. as building age is below 5 years
Amount of depreciation	:	N.A. as building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 48,700.00 per Sq. M. i.e. ₹ 4,524.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 22.03.2023	:	234.00 Sq. Ft. X ₹ 7,000.00 = ₹ 16,38,000.00

(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)

Depreciated fair value of the property as on 22.03.2023	:	₹ 16,38,000.00
Total Value of the property	:	₹ 16,38,000.00
The realizable value of the property	:	₹ 14,74,200.00
Distress value of the property	:	₹ 13,10,400.00
Insurable value of the property (281.00 X 2,500.00)	:	₹ 7,02,500.00
Guideline value of the property (As per Index II)	:	₹ 12,73,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, "Riddhi Siddhi", Jai Riddhi Siddhi Co-op. Hsg. Soc. Ltd., Village – Belavali, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India for this particular purpose at ₹ 16,38,000.00 (Rupees Sixteen Lakh Thirty Eight Thousand Only) as on 22nd 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 **22nd March 2023** is **₹ 16,38,000.00 (Rupees Sixteen Lakh Thirty Eight 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;

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

1.	No. of floors and height of each floor		Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction		2018 (As per Occupancy Certificate)
4.	Estimated future life		55 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		No
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 Location, capacity		R.C.C tank on terrace



	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



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Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude - 19°10'38.7"N 72°56'55.0"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur – 2.6 Km.)

Ready Reckoner Rate

The screenshot shows the 'Valuation For Rural Area' form on the Maharashtra Department of Registration & Stamps website. The 'Residence' category is highlighted with a red box, indicating a rate of 48700. Other categories and their rates are: Open Land (3400), Office (56000), Shop (40900), Industry (58000), and Zoni (Square Meter). The form also includes fields for District Name, Taluka Name, Village/Zona Name, Attribute, SubZone Name, and Mahapalika Area.

Stamp Duty Ready Reckoner Market Value Rate for Flat	48,700.00			
No increase for all floors from ground to 4 floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	48,700.00	Sq. Mtr.	4,524.00	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:

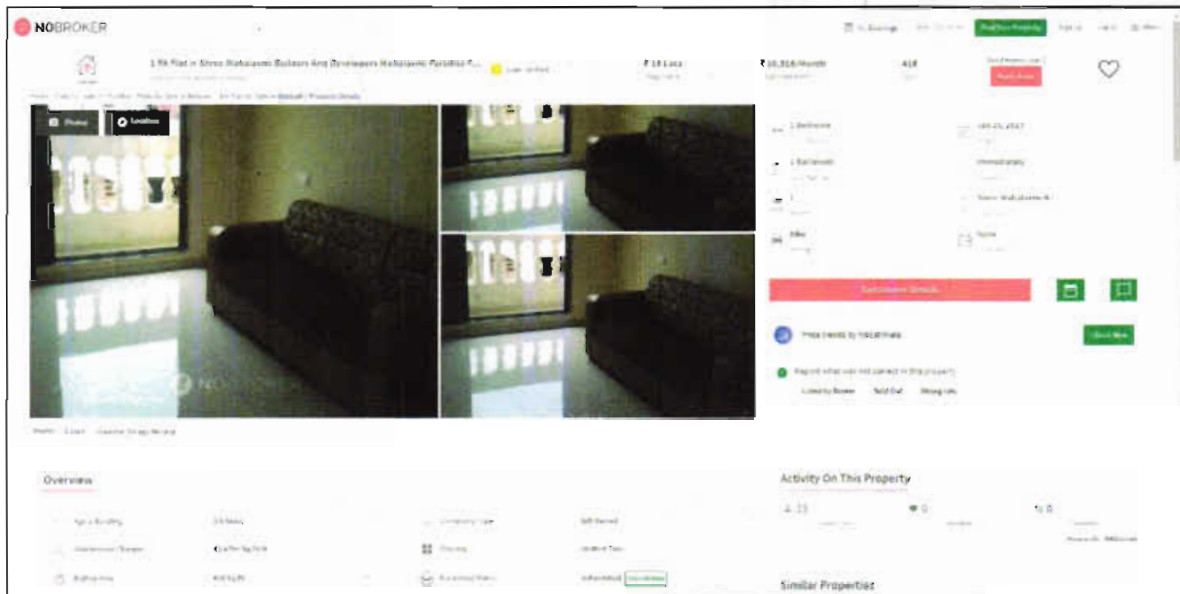
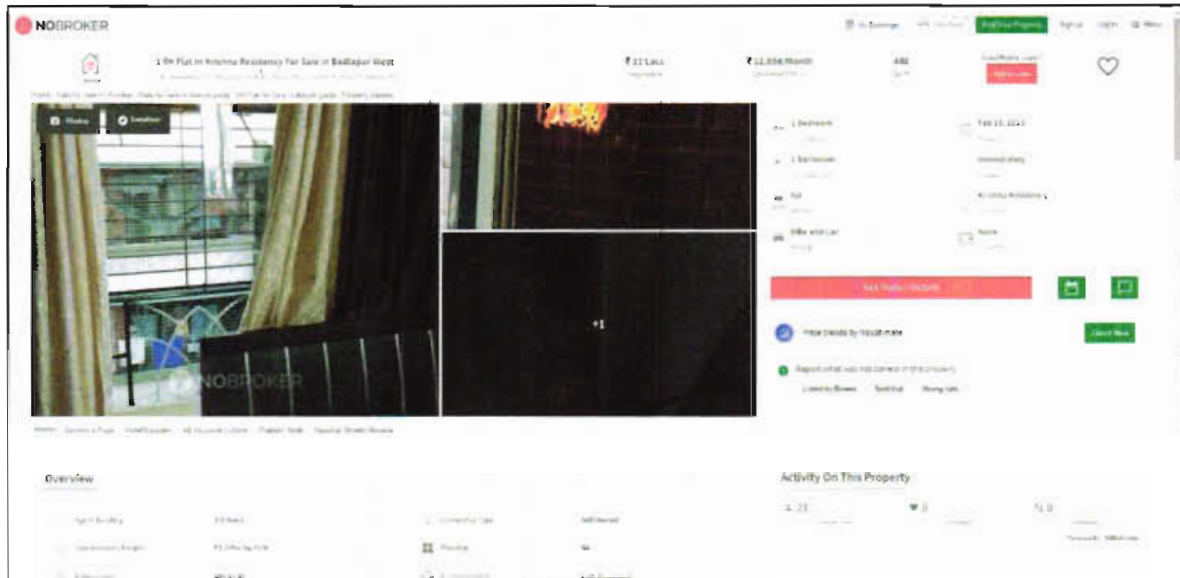
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21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



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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 **22nd 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 **₹ 16,38,000.00 (Rupees Sixteen Lakh Thirty Eight Thousand 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 PRIVATE LIMITED,
ou=INDIA
2.5.4.2019922b564f1e5d03a0f9a2b0e181340c7a1e5841e311
10272017a1805602, postalCode=400005, st=Maharashtra,
serialNumber=11256, visibleOrganization=VASTUKALA CONSULTANTS
Private Limited, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.22 15:21:01 +05'30'

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