

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- BORIVALI MRO A-2 Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-5832/22-23 Dated 20-Mar-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30185 / 46181 Delivery Note Date 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> <div style="text-align: right; margin-right: 50px;"> CGST SGST </div>	997224	18 %	10,000.00 900.00 900.00
Total				In ₹ 11,800.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		900.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks:
 Gurudwara Shri Guru Singh Sabha, Ground Floor,
 Gurudwara Shri Guru Singh Sabha Building, Survey No.
 17(A) Part, Hissa No. 1, Vishal Nagar, Ambadi Road,
 Village - Navghar, Vasai (West), Taluka - Vasai, District
 - Palghar, Pin Code - 401 202, State - Maharashtra,
 Country - India
 Company's PAN : **AADCV4303R**

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**

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

Dattel
 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Gurudwara Shri Guru Singh Sabha**

Commercial Shop on Ground Floor, **Gurudwara Shri Guru Singh Sabha Building**, Survey No. 17(A) Part, Hissa No. 1, Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West), Taluka - Vasai, District - Palghar, Pin Code - 401 202, State - Maharashtra, Country - India

Latitude Longitude - 19°22'55.4"N 72°49'45.7"E

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Valuation Done for:

Cosmos Bank

Borivali MRO A – 2 Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, 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 Prepared For: Cosmos Bank – Borivali MRO A-2 Branch / M/s. Gurudwara Shri Guru Singh Sabha (30185/46181) Page 2 of 15

Vastu/Mumbai/03/2023/30185/46181

20/10-374-PY

Date: 20.03.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop on Ground Floor, **Gurudwara Shri Guru Singh Sabha Building**, Survey No. 17(A) Part, Hissa No. 1, Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West), Taluka - Vasai, District - Palghar, Pin Code - 401 202, State - Maharashtra, Country - India belongs **M/s. Gurudwara Shri Guru Singh Sabha**.

Boundaries of the property.

North	: Mangesh Bhavan Bungalow & 1 st Cross Road
South	: P. P. Paradise Building
East	: Sukhmani CHSL
West	: Ambadi Road

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 **₹ 4,40,00,000.00 (Rupees Four Crore Forty Lakh 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

Digitally signed by MANOJ BABURAO (O=VASTUKALA CONSULTANTS (I) PVT. LTD., CN=MANOJ BABURAO) DN: cn=MANOJ BABURAO, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, postalCode=400009, st=Maharashtra, serialNumber=454545, postalCode=400009, st=Maharashtra, cn=MANOJ BABURAO, c=INDIA

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 in Form – 01



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
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mumbai@vastukala.org

Valuation Report of Commercial Shop on Ground Floor, Gurudwara Shri Guru Singh Sabha Building,

Survey No. 17(A) Part, Hissa No. 1, Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West),

Taluka - Vasai, District - Palghar, Pin Code - 401 202, 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 13.03.2023 for Banking Purpose
2	Date of inspection	10.03.2023
3	Name of the owner/ owners	M/s. Gurudwara Shri Guru Singh Sabha
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Trustee Ownership (Details of ownership share not available)
5	Brief description of the property	Address: Commercial Shop on Ground Floor, Gurudwara Shri Guru Singh Sabha Building , Survey No. 17(A) Part, Hissa No. 1, Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West), Taluka - Vasai, District - Palghar, Pin Code - 401 202, State - Maharashtra, Country – India Contact Person: Mr. Kauljeet Singh Sethi Contact No. 9890912208
6	Location, street , ward no	Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West),
	Survey/ Plot no. of land	Survey No. 17(A) Part, Hissa No. 1 of Village - Navghar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 1930.23 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 2000.00 (Area as per Lease Agreement) Built Up Area in Sq. Ft. = 2400.00 (Total Carpet + 20%)
13	Roads, Streets or lanes on which the land is abutting	Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West),
14	If freehold or leasehold land	Leasehold
15	If leasehold, the name of Lessor/lessee, nature of	M/s. Dewan Consolidated Holding Pvt. Ltd. (The

	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	Lessor) M/s. Gurudwara Sri Guru Singh Sabha (The Lessee). Lease Tenure for 99 years from commenced from Year 1987.
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Yes
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?	Tenanted Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	NA
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	M/s. Yes Bank
	(ii) Portions in their occupation	Commercial Shop on Ground Floor
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 2,11,600.00 rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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	No
29	Give details of the water and electricity charges, If any, to be borne by the owner	No
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Yes

31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	No
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	No
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?	Tenant
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 Commercial Shop 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 – 1998 (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.
45	Remarks	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Borivali MRO A – 2 Branch to assess fair market value as on 13.03.2023 for Commercial Shop on Ground Floor, **Gurudwara Shri Guru Singh Sabha Building**, Survey No. 17(A) Part, Hissa No. 1, Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West), Taluka - Vasai, District - Palghar, Pin Code - 401 202, State - Maharashtra, Country – India belongs to **M/s. Gurudwara Shri Guru Singh Sabha**.

We are in receipt of the following documents:

1	Copy of Lease Deed dated 17.08.1993 between M/s. Dewan Consolidated Holding Pvt. Ltd. (The Lessor) and M/s. Gurudwara Sri Guru Singh Sabha (The Lessee).
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2	Copy of Leave and License Agreement dated 21.11.2022 between M/s. Gurudwara Sri Guru Singh Sabha (The Licensor) and M/s. Yes Bank Limited (The Licensee)
3	Copy of Approved Plan No. CIDCO/VVSR/BP-1053/W/559 dated 17.07.1998 issued by City and Industrial Development Corporation (CIDCO).
4	Copy of Commencement Certificate No. CIDCO/VVSR/BP-1053/W/7499 dated 22.11.1996 issued by City and Industrial Development Corporation (CIDCO).
5	Copy of Approved Plan No. CIDCO/VVSR/BP-1053/W/559 dated 17.07.1998 issued by City and Industrial Development Corporation (CIDCO).

LOCATION:

The said building is located at Survey No. 17(A) Part, Hissa No. 1 of Village - Navghar, Vasai (West), Taluka - Vasai, District - Palghar. The property falls in Commercial Zone. It is at travelling distance of 3.7 Km. from Kalyan railway station.

BUILDING:

The building under reference is having Ground Floor + 1st to 2nd Upper Floor. 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for commercial purpose. Ground Floor is having Commercial Shop. 1 Lift provided in the building. The building external condition is good.

Commercial Shop:

The commercial shop under reference is situated on the Ground Floor. The composition of commercial shop consists of Working Area + Account Cabin + Manager Cabin + Toilet Block + Pantry. The commercial shop is finished with verified tiles flooring, Teak Wood door framed with flush door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification, Cement plastering with POP false ceiling.

Valuation as on 13th March 2023:

The Carpet Area of the Commercial Shop	: 2,000.00 Sq. Ft.
The Built-up Area of the Commercial Shop	: 2,400.00 Sq. Ft. (20% Loading on Carpet Area)

Deduct Depreciation:

Year of Construction of the building	: 1998 (As per Part Occupancy Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2023	: 25 Years
Cost of Construction	: 2,400.00 X 2,500.00 = ₹ 60,00,000.00
Depreciation	: 37.50%
Amount of depreciation	: ₹ 22,50,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 93,500.00 per Sq. M., i.e., ₹ 8,686.00 per Sq. Ft.
Guideline rate (After Depreciation)	: ₹ 70,430.00 per Sq. M., i.e., ₹ 6,543.00 per Sq. Ft.
Prevailing market rate	: ₹ 23,125.00 per Sq. Ft.
Value of property as on 18.03.2023	: ₹ 2,000.00 Sq. Ft. X ₹ 23,125.00 = ₹ 4,62,50,000.00

(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 18.03.2023	:	₹ 4,62,50,000.00 - ₹ 22,50,000.00 = ₹ 4,40,00,000.00
Total Value of the property	:	₹ 4,40,00,000.00
The realizable value of the property	:	₹ 3,96,00,000.00
Distress value of the property	:	₹ 3,52,00,000.00
Insurable value of the property (2400.00 Sq. Ft. X 2,500.00)	:	₹ 60,00,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Commercial Shop on Ground Floor, **Gurudwara Shri Guru Singh Sabha Building**, Survey No. 17(A) Part, Hissa No. 1, Vishal Nagar, Ambadi Road, Village - Navghar, Vasai (West), Taluka - Vasai, District - Palghar, Pin Code - 401 202, State - Maharashtra, Country – India for this particular purpose at **₹ 4,40,00,000.00 (Rupees Four Crore Forty Lakh Only)** as on **13th March 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 **13th March 2023 is ₹ 4,40,00,000.00 (Rupees Four Crore Forty Lakh 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

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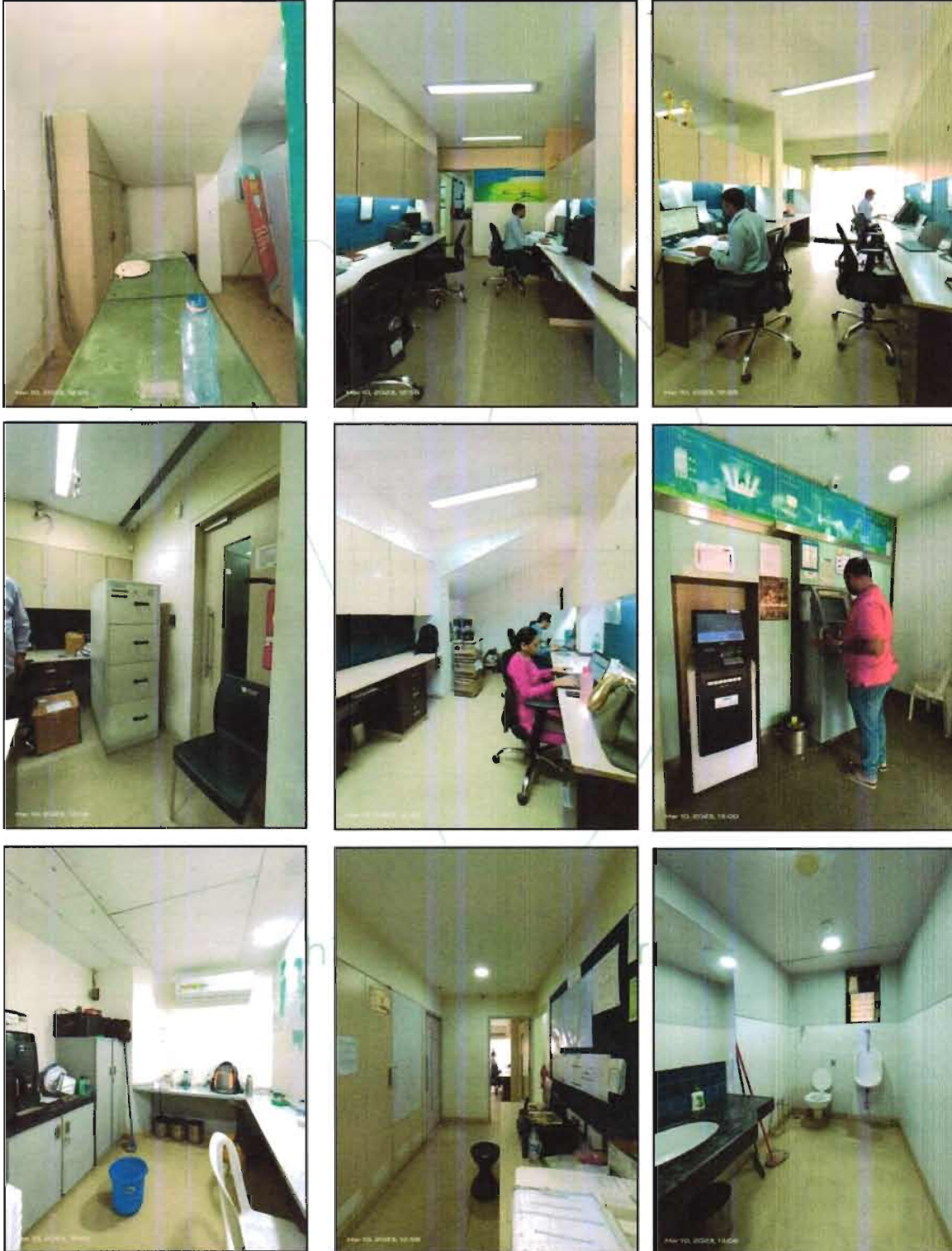
I hereby declare that

- (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	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	1998 (As per Part Occupancy Certificate)
4.	Estimated future life	35 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 framed with flush door, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
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	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	No 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 - 19°22'55.4"N 72°49'45.7"E

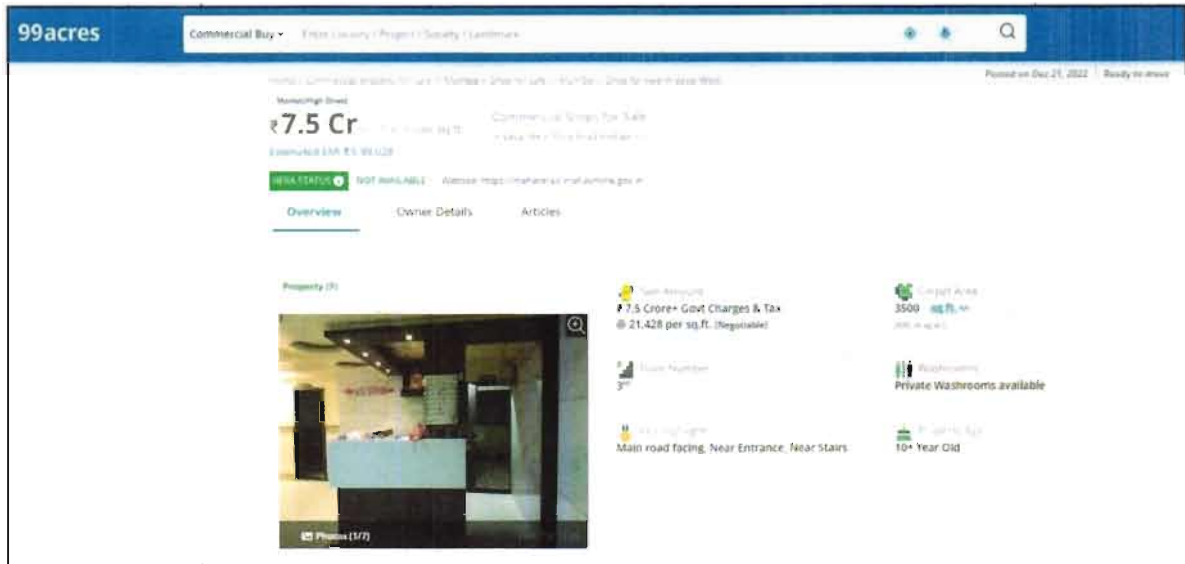
Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 400 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : NAVGHAR						
Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation Class " C "		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Land for Residential and Other Similar Permissible Use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
6	4	16600	59200	68200	93500	68200
Survey No. 4, 5, 6, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 23, 40, 41, 42, 43, 46, 47, 48, 54, 64, 68						

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Price Indicators



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th 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 ₹ 4,40,00,000.00 (Rupees Four Crore Forty Lakh 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=ADMIN,
2.5.4.20=9021d64b35a033a0779a2468473499f3d34411
8311279017a180552, postalCode=400099, st=Maharashtra,
serialNumber=41a55a55ab0c09a662455af0e34f431311b2
839a2872a3379c258a, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.27 11:17:25 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

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