

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-6002/22-23	Dated 25-Mar-23
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	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination

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**

Remarks:
 "Shri. Rohit Harsukhlal Koradia & Shri. Harsukhlal Andarji Koradia - Residential Flat No. 403, 4th Floor, ""Chimi Co-op. Hsg. Soc. Ltd."" , Haridas Nagar, Shimpoli Road, Borivali (West), Mumbai - 400 092, 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

Rattwal
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Shri. Rohit Harsukhlal Koradia & Shri. Harsukhlal Andarji Koradia**

Residential Flat No. 403, 4th Floor, "**Chimi Co-op. Hsg. Soc. Ltd.**", Haridas Nagar, Shimpoli Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country – India.

Longitude Latitude: 19°13'14.2"N 72°50'52.8"E

Valuation Prepared 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.



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Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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 Report of Residential Flat No. 403, 4th Floor, "Chimi Co-op. Hsg. Soc. Ltd.", Haridas Nagar,
Shimpoli Road, Borivali (West), Mumbai - 400 092, 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 25.03.2023 for Bank Loan Purpose
2	Date of inspection	24.03.2023
3	Name of the owner/ owners	Shri. Rohit Harsukhlal Koradia & Shri. Harsukhlal Andarji Koradia.
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. 403, 4 th Floor, "Chimi Co-op. Hsg. Soc. Ltd.", Haridas Nagar, Shimpoli Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country – India. Contact Person: Rajesh (Owner's Representative) Contact No. 9867645013
6	Location, street, ward no	Haridas Nagar, Shimpoli Road
	Survey/ Plot no. of land	Final Plot No. 704, TPS III, Survey No. 16, Hissa No. 3B, C.T.S. No. 59 of Village – Shimpoli
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. = 540.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 500.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Haridas Nagar, Shimpoli 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.
	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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 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?	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.
	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 – 1994 (As per documents)
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.
<p>Remark: <i>As per site inspection, Flat No. 402 & 403 are internally amalgamated with separate entrances but can be demarcated individually. For the purpose of valuation, we have considered area as per Agreement for Sale of Flat No. 403 only.</i></p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 25.03.2023 for Residential Flat No. 403, 4th Floor, "**Chimi Co-op. Hsg. Soc. Ltd.**", Haridas Nagar, Shimpoli Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country – India belongs to **Shri. Rohit Harsukhlal Koradia & Shri. Harsukhlal Andarji Koradia.**

We are in receipt of the following documents:

1	Copy of Deed of Declaration & Confirmation dated 17.11.2006
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LOCATION:

The said building is located at Final Plot No. 704, TPS III, Survey No. 16, Hissa No. 3B, C.T.S. No. 59 of Village – Shimpoli. The property falls in Residential Zone. It is at a travelling distance 1.4 Km. from Borivali railway station.

BUILDING:

The building under reference is having Ground + 6 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 4th Floor is having 3 Residential Flats. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor named as Flat No. 403. As per site inspection, Flat No. 402 & 403 are internally amalgamated with separate entrances but can be demarcated individually. The composition of Flat No. 403 is 1 Bedroom + Living Room + Dining + Kitchen + 2 Toilets. **(i.e. 1 BHK + 2 Toilets)**. The residential flat is finished with Vitrified flooring, Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows, concealed electrification & concealed plumbing, Cement plastering with POP finished.

Valuation as on 25th March 2023

The Built Up Area of the Residential Flat	:	500.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1994 (As per Documents)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	29 years
Cost of Construction	:	500.00 Sq. Ft. X ₹ 2,700.00 = ₹ 13,50,000.00
Depreciation $\{(100-10) \times 29 / 60\}$:	43.50%
Amount of depreciation		₹ 5,87,250.00
Guideline rate obtained from the Registrar's office for new property (an evidence thereof to be enclosed)	:	₹ 1,50,770.00 per Sq. M. i.e. ₹ 14,007.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,25,486.00 per Sq. M. i.e. ₹ 11,658.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,800.00 per Sq. Ft.
Value of property as on 25.03.2023	:	500.00 Sq. Ft. X ₹ 23,800.00 = ₹ 1,19,00,000.00

(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 25.03.2023	:	₹ 1,19,00,000.00 - ₹ 5,87,250.00 = ₹ 1,13,12,750.00
Total Value of the property	:	₹ 1,13,12,750.00
The realizable value of the property	:	₹ 1,01,81,475.00
Distress value of the property	:	₹ 90,50,200.00
Insurable value of the property	:	₹ 13,50,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 403, 4th Floor, "Chimi Co-op. Hsg. Soc. Ltd.", Haridas Nagar, Shimpoli Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country – India for this particular purpose at **₹ 1,13,12,750.00 (Rupees One Crore Thirteen Lakh Twelve Thousand Seven Hundred Fifty Only)** as on **25th 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 **25th March 2023 is ₹ 1,13,12,750.00 (Rupees One Crore Thirteen Lakh Twelve Thousand Seven Hundred Fifty 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

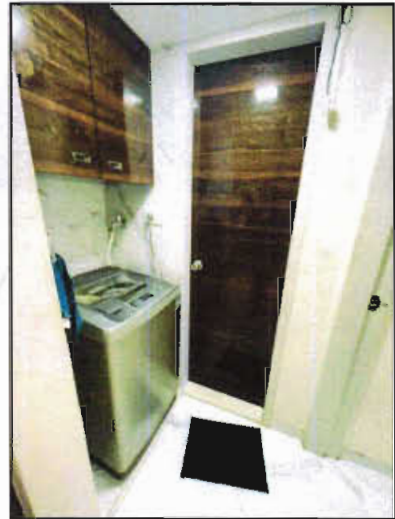
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

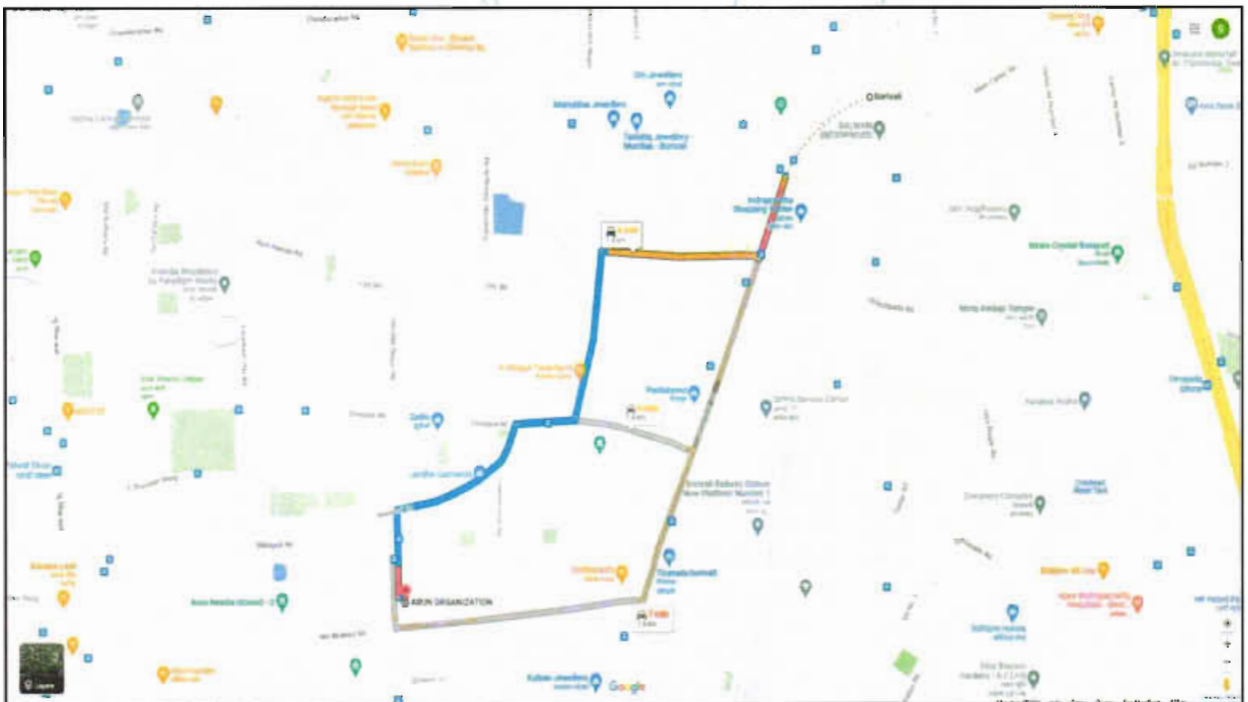
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 6 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3.	Year of construction	1994 (As per documents)
4.	Estimated future life	31 Years Subject 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 with POP finished
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	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



Route Map of The Property

Site u/r



Longitude Latitude: 19°13'14.2"N 72°50'52.8"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.4 Km)

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

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Year
2022/2023
Annual Statement of Rates
Language
English

Selected District: मुंबई(उपनगर)

Select Village: जिपवली (बोरोवली)

Search By: Survey No Location

Enter Survey No: 59

उपविभाग	सुनी नशीब	निवासी संदिग्ध	जंटीस	दुकाने	जेवोनिक	एकक (Rt./)	Attribute
84/377-पुभाग: विठ रोडव्हा एव्हेकडील यावारीच संपूर्ण मिळकती.	66490	150770	102400	270000	150770	चौरस मीटर	सि.टी.एच. संबर

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Posted on: Dec 21, 22

Contact Owner
AJAY SHAH -91-9

₹1.90 Cr Get ₹57,000 cashback on Home Loan ✓ ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Sai Rajesh, **Haridas Nagar, Mumbai**

2 Beds 2 Baths Unfurnished

Carpet Area 685 sqft * ₹27,737/sqft	Developer <u>Shree Sai Group</u>	Project <u>Sai Rajesh</u>
Floor 7 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Furnished Status Unfurnished	Age Of Construction 15 to 20 years	

Contact Owner
Get Phone No.
Last contact made 2 days ago

Your Name:

Email:

IND -91 ▾ Mob

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Home > Property for Sale in Mumbai > Studio Apartments for Sale in Mumbai > Studio Apartment for Sale in Haridas Nagar > 300 Sq-ft

Posted on: Mar 14, 23

₹88.0 Lac Get ₹26,400 cashback on Home Loan ✓ VERIFIED ON SITE

For Sale in **Haridas Nagar, Mumbai**

2 Baths Semi-Furnished

Carpet Area 300 sqft * ₹29,333/sqft	Floor 4 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Facing South	Lift 1
Furnished Status Semi-Furnished	Type Of Ownership Freehold	Age Of Construction 15 to 20 years

Contact Agent
Get Phone No.
Get Contact

Contact Agent
Jigar Chauhan -91-9

Certified Agent ✓

Your Name:

Email:

IND -91 ▾ Mob

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Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Haridas Nagar > 1 BHK Flats for Sale in Haridas Nagar > 640 Sq-ft

Posted on: Mar 15, 23

₹1.25 Cr [Get ₹ 37,500 cashback on Home Loan](#)

1 BHK 640 Sq-ft Flat For Sale in **Haridas Nagar, Mumbai**

1 Bed 2 Baths Furnished

Carpet Area: 465 sqft • ₹26,882/sqft

Floor: 3 (Out of 7 Floors)

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **East**

Lift: **1**

Furnished Status: **Furnished**

Type Of Ownership: **Freehold**

Age Of Construction: **10 to 15 years**

East Facing Property

Contact Agent: **Jigar Chauhan** (RERA REGISTERED)

Your Name: _____

Email: _____

IND -91 _____ Mo _____

I Agree to MagicBricks

[Contact Agent](#) [Get Phone No.](#) [Get Contact](#)

99acres Buy Enter locality / Project / Society / Landmark

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > 2BHK Flats for Sale in Mumbai > 790 Sq-ft

Posted on Dec 07, 2022 • Ready to move

₹1.9 Cr (₹24,050 per sq.ft.)

2BHK 2Baths

Flat Apartment for Sale

₹1.9 Cr (₹24,050 per sq.ft.) • 790 Sq-ft • 2 Bedrooms • 2 Bathrooms • No Balcony

General Info

RERA Status: **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in/>

Overview Owner Details Price Trends Registry Record Recommendations About

Property (6)

Built Up area: 790 sq.ft. (72.83 sq.m)

Price: ₹1.9 Crore (₹24,050 per sq.ft. /sq.meter)

Floor: 7th of 8 Floors

2 Bedrooms • 2 Bathrooms • No Balcony

state bank of india employees rajesh Borivali West, Mumbai Andheri-Dahisar

5 to 10 Year Old

Places nearby

haridas nagar Borivali West Mumbai andheri-Dahisar Mumbai



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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.

