

## 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 Buyer (Bill to) <b>Cosmos Bank</b> MULUND (EAST) Pornima Darshan Housing Socitey, 90 Feet DP Road Mulund East, MUMBAI - 400081 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. <b>PG-6048/22-23</b> Dated <b>26-Mar-23</b> Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b> Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>30604 / 46399</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details

Bank Name : The Cosmos Co-Operative Bank Ltd

A/c No. : 0171001022668

Branch & IFS Code : Vileparle & COSB0000017



UPI Virtual ID : Vastukala@icici

Remarks:

Viraj Vijay Shete & Sonali Viraj Shete - Residential Flat  
 No. 303, 3rd Floor, "Vrindavan Sudama Co-op. Hsg.  
 Soc. Ltd.", Tukaram Nagar, Ayre Road, Dombivali (East),  
 Thane - 421 201, 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: **Viraj Vijay Shete & Sonali Viraj Shete**

Residential Flat No. 303, 3<sup>rd</sup> Floor, "Vrindavan Sudama Co-op. Hsg. Soc. Ltd.", Tukaram Nagar, Ayre Road, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'35.0"N 73°05'10.2"E

### Valuation Prepared for:

**Cosmos Bank**




**Mulund (East) Branch**

Pornima Darshan Housing Society, 90 Feet DP Road, Mulund (East), Mumbai – 400 081,  
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](mailto:mumbai@vastukala.org)



Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Viraj Vijay Shete (30604 / 46399) Page 2 of 16

Vastu/Mumbai/03/2023/30604/46399  
26/13-590-SBV  
Date: 26.03.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, "Vrindavan Sudama Co-op. Hsg. Soc. Ltd.", Tukaram Nagar, Ayre Road, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Viraj Vijay Shete & Sonali Viraj Shete.**

Boundaries of the property.

North	:	Internal Road & Shri Sagar CHSL
South	:	Internal Road & Pooja Apartment
East	:	Kateshwari Darshan CHSL
West	:	Tukaram Nagar 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 **₹ 52,32,500.00 (Rupees Fifty Two Lakh Thirty Two Thousand Five Hundred 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., ou=INDIA, email=manoj.chalikwar@vastukala.org, c=IN

Auth. Sign.



Director

**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



### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| 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



	abutting	Thane – 421 201.
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.	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?	Seller Occupied
	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 KDMC 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.



	year of completion	
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>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 26.03.2023 for Residential Flat No. 303, 3<sup>rd</sup> Floor, "**Vrindavan Sudama Co-op. Hsg. Soc. Ltd.**", Tukaram Nagar, Ayre Road, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Viraj Vijay Shete & Sonali Viraj Shete**.

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

1	Copy of Index II Registration No. 2614/2023 dated 23.02.2023 Between Mr. Shailesh Shankar Parab & Mrs. Sharon Shailesh Parab (the Transferor) and Viraj Vijay Shete & Sonali Viraj Shete (the Transferers).
2	Copy of Agreement for sale dated 07.05.2010.
3	Copy of Commencement Certificate No. KDMP / NRV / BP / DV / 57-19 dated 04.05.2009 issued by Kalyan Dombivali Municipal Corporation.
4	Copy of Approved Plan No. KDMP / NRV / BP / DV / 57-19 dated 04.05.2009 issued by Kalyan Dombivali Municipal Corporation.

### LOCATION:

The said building is located at Survey No. 53, Hissa No. 6(P), CTS No. 1844 to 1992 of Village – Ayre, Dombivali (East), Thane. The property falls in Residential Zone. It is at a walkable distance 1.1 Km. from Dombivali 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 building is used for residential purpose. 3<sup>rd</sup> Floor is having 3 Residential Flat. The building is having 1 Lift.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (**i.e., 1BHK 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 etc.

**Valuation as on 26<sup>th</sup> March 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>650.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2011 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	12 Years
Cost of Construction	:	650.00 X 2,500.00 = ₹ 16,25,000.00
Depreciation $\{(100-10) \times 12 / 60\}$	:	18.00%
Amount of depreciation	:	₹ 2,92,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 67,600.00 per Sq. M. i.e. ₹ 6,280.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 62,824.00 per Sq. M. i.e. ₹ 5,836.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft.
<b>Value of property as on 26.03.2023</b>	<b>:</b>	<b>650.00 Sq. Ft. X ₹ 8,500.00 = ₹ 55,25,000.00</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>Depreciated fair value of the property as on 26.03.2023</b>	<b>:</b>	<b>₹ 55,25,000.00 - ₹ 2,92,500.00 = ₹ 52,32,500.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 52,32,500.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 47,09,250.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 41,86,000.00</b>
<b>Insurable value of the property (650 X 2,500.00)</b>	<b>:</b>	<b>₹ 16,25,000.00</b>
<b>Guideline value of the property (As per Index II)</b>	<b>:</b>	<b>₹ 40,83,500.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3<sup>rd</sup> Floor, "Vrindavan Sudama Co-op. Hsg. Soc. Ltd.", Tukaram Nagar, Ayre Road, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India for this particular purpose at **₹ 52,32,500.00 (Rupees Fifty Two Lakh Thirty Two Thousand Five Hundred Only)** as on **26<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 **26<sup>th</sup> March 2023 is ₹ 52,32,500.00 (Rupees Fifty Two Lakh Thirty Two Thousand Five Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

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

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### Actual site photographs



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## Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	67,600.00			
No increase on Flat Located on 3 <sup>rd</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>67,600.00</b>	<b>Sq. Mtr.</b>	<b>6,280.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	27,800.00			
The difference between land rate and building rate (A – B = C)	39,800.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>62,824.00</b>	<b>Sq. Mtr.</b>	<b>5,836.00</b>	<b>Sq. Ft.</b>

### 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

**HOUSING.COM** Buy In Mumbai |  |  |

Home / Dombivli / Dombivli East / Apartments for Sale in Dombivli East / 1 BHK Apartment

**1 BHK Apartment** ₹50.0 L EMI starts at ₹6.48 K

₹100/sq.ft. in Dombivli East

**700 sq.ft**  
Build Up Area

**234 K/sq.ft**  
Avg. Price

**5 Year Old**  
Age of property

**Ready to move**  
Possession status

**Lower of 7 floors**

**South facing Facing**

**Unfurnished Furnishing**

[OVERVIEW](#) [FURNISHINGS](#) [AMENITIES](#) [LOCALITY](#) [CALCULATOR](#)

**NOBROKER** |  |  |  |

**1 BHK Flat in Asha Premi For Sale in Takaram Nagar Road** ₹45 Lacs ₹25,791/Month 575 sq.ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli East / 1 BHK Flat for Sale in Dombivli East / Property Details

**1 Bedroom** ₹10.78 Lacs Jan 24, 2023

**2 Bathroom** ₹14.99 Lacs Apr 20, 2023

**2A** ₹19.22 Lacs Asha Premi

**Bike** ₹14.99 Lacs None

Nearest: Takaram, New Modern Cafe, Top One Hall, PP Chambers, Shyam Complex

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

This exercise is to assess **Fair Market Value** of the property under reference as on **26<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.



