PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, PG-6121/22-23 28-Mar-23 Central Road, MIDC, Andheri (E), **Delivery Note** Mode/Terms of Payment Mumbai - 400 093 **AGAINST REPORT** GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) Cosmos Bank Dispatch Doc No. **Delivery Note Date** MULUND (EAST) 30637 / 46473 Pornima Darshan Housing Socitey, 90 Feet DP Road Mulund East, MUMBAI - 400081 Dispatched through Destination GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code: 27 Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services) CGST SGST		18 %	4,000.00 360.00 360.00
		/		
	Total	1		₹ 4.720.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	4,000.00	9%	360.00	9%	360.00	720.00
Tota	4,000.00		360.00		360.00	720.00

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

Remarks:

Mr. Sudeep Deepak Bagkar & Mrs. Ankita Sudeep Bagkar - Residential Flat No. 16, 4th Floor, Wing -A, "Akshay Apartments Co-op. Hsg. Soc. Ltd.", Gavanpada Road, Mulund (West), Mumbai - 400 081,

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



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (1) Pvt. Ltd.

Think Innovate Create An ISO 9001:2015 Certified Company www.vastukala.org



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: Mr. Sudeep Deepak Bagkar & Mrs. Ankita Sudeep Bagkar

Residential Flat No. 16, 4th Floor, Wing -A, "Akshay Apartments Co-op. Hsg. Soc. Ltd.", Gavanpada Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'25.3"N 72°57'51.9"E

Valuation Prepared for: Cosmos Bank

Mulund (East) Branch

Pornima Darshan Housing Society, 90 Feet DP Road, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India.



Ahmedabad 9 Jaipur

P Delhi NCR P Nashik

 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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Sudeep Deepak Bagkar (30637 / 46473)

Page 2 of 17

Vastu/Mumbai/03/2023/30637/46473 28/31-663-GAPA

Date: 28.03.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 16, 4th Floor, Wing -A, "Akshay Apartments Co-op. Hsg. Soc. Ltd.", Gavanpada Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India belongs to Mr. Sudeep Deepak Bagkar & Mrs. Ankita Sudeep Bagkar.

Boundaries of the property.

North : Gavanpada Road

South : Mukund Society

East ; Harishchandrav Smruti Building

West : Open Plot

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 ₹ 87,37,825.00 (Rupees Eighty Seven Lakh Thirty Seven Thousand Eight Hundred Twenty Five 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 And the control of th



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



Central Road, MIDC, Andheri (E), **Mumbai** - 400 093, (M.S.), INDIA TeleFax: +91 22 28371325/24

Regd. Office: 121, 1st Floor, Ackruti Star,

mumbai@vastukala.org

<u>Valuation Report of Residential Flat No. 16, 4th Floor, Wing - A, "Akshay Apartments Co-op. Hsg. Soc. Ltd.", Gavanpada Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.</u>

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 28.03.2023 for Bank Loan Purpose
2	Date of inspection	26.03.2023
3	Name of the owner/ owners	Mr. Sudeep Deepak Bagkar & Mrs. Ankita Sudeep Bagkar
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. 16, 4th Floor, Wing - A, "Akshay Apartments Co-op. Hsg. Soc. Ltd.", Gavanpada Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India Contact Person: Mr. Bhushan Kambli (Tenant) Contact No. 98922 77705
6	Location, street, ward no	Gavanpada Road
	Survey/ Plot no. of land	Survey No. 48, Hissa No. 1, 2 & 3, C.T.S. No. 162, to 164 of Village Mulund
0.	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. = 364.00 (Area as per Actual Site Measurement) Built-up in Sq. Ft. = 437.00
		(Actual Carpet Area + 20%)
		Built-up in Sq. Ft. = 415.00 (Area as per Agreement for Sale)
		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	Gavanpada 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	N. A.
	(ii) Ground Rent payable per annum	1
	(iii) Unearned increased payable to the	\
	Lessor in the event of sale or transfer	1
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	ite.Create
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?	Tenant Occupied – Mr. Bhushan Kambli Rented Since – 2 Years ₹ 18,000.00 present rental income per month
	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 MGGM norms Percentage actually utilized - Details not available





26	REN	TS	
	(i)	Names of tenants/ lessees/ licensees, etc	Mr. Bhushan Kambli
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 18,000.00 present rental income per month
	(iv)	Gross amount received for the whole property	Information not available
27		any of the occupants related to, or close to less associates of the owner?	Information not available
28	of fix	parate amount being recovered for the use xtures, like fans, geysers, refrigerators, ng ranges, built-in wardrobes, etc. or for ces charges? If so, give details	N. A.
29		details of the water and electricity charges, , to be borne by the owner	N. A.
30		the tenant to bear the whole or part of the repairs and maintenance? Give particulars	N. A.
31	1	ft is installed, who is to bear the cost of tenance 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	for lig	has to bear the cost of electricity charges ghting of common space like entrance hall, s, passage, compound, etc. owner or nt?	N. A.
34		t is the amount of property tax? Who is to it? Give details with documentary proof	Information not available
35	is th	e building insured? If so, give the policy	Information not available
	1	amount for which it is insured and the lal premium	ite.Create
36		ny dispute between landlord and tenant rding rent pending in a court of rent?	N. A.
37	1	any standard rent been fixed for the nises under any law relating to the control nt?	N. A.
	SAL	ES	
38	in the	instances of sales of immovable property elocality on a separate sheet, indicating the elocal address of the property, registration 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 – 2002 (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:		
	As per Site Inspection, Actual Carpet area 364.00 Sq. Ft.& Built up area is 437.00 Sq.		
	Ft. which is more than Built up area 415.00 Sq. Ft. mentioned in the documents		
	provided to us. We have considered area mentioned in the documents. Hence, to give		
	proper weightage to the value of the property, higher rate i.e. 22,000/- per Sq. Ft. is		
	<u>considered.</u>		

PART II- VALUATION GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 28.03.2023 for Residential Flat No. 16, 4th Floor, Wing - A, "Akshay Apartments Co-op. Hsg. Soc. Ltd.", Gavanpada Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India belongs to Mr. Sudeep Deepak Bagkar & Mrs. Ankita Sudeep Bagkar.

We are in receipt of the following documents:

1	Copy of Agreement dated 16.07.2021 Between Mr. Jinthan Sunder Salian (the Transferor) and Mr.
	Sudeep Deepak Bagkar & Mrs. Ankita Sudeep Bagkar (the Transferee).
2	Copy of Occupancy Certificate No. CE / 2452 / BPES / AT dated 01.01.2002 issued by Municipal
	Corporation of Greater Mumbai.

LOCATION:

The said building is located at Survey No. 48, Hissa No. 1, 2 & 3, C.T.S. No. 162, to 164 of Village - Mulund, Mumbai. The property falls in Residential Zone. It is at a walkable distance of 950 Mtr. from Mulund railway station.

BUILDING:

The building under reference is having Ground + 6th 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. 4th Floor is having 4 Residential Flat. 1 Lift is provided in the building.





Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage. (i.e. 1 BHK + WC + Bath). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush door, Aluminum sliding windows & Casing Capping electrification & Open plumbing.

Valuation as on 28th March 2023

The Built Up Area of the Residential Flat	:	415.00 Sq. Ft.

Deduct Depreciation:

Value of property as on 28.03.2023	:	415.00 Sq. Ft. X₹ 22,000.00 = ₹ 91,30,000.00
Prevailing market rate	:	₹ 22,000.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,19,510.00 per Sq. M. i.e. ₹ 11,103.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,33,330.00 per Sq. M. i.e. ₹ 12,387.00 per Sq. Ft.
Amount of depreciation	:	₹ 3,92,175.00
Depreciation {(100-10) X 21 / 60}	:	31.50%
Cost of Construction	:	415.00 Sq. Ft. X ₹ 3,000.00 = ₹ 12,45,000.00
Age of the building as on 2023	:	21 Years
Expected total life of building	:	60 Years
Year of Construction of the building	:	2002 (As per Occupancy Certificate)

(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 28.03.2023		₹ 91,30,000.00 - ₹ 3,92,175.00 = ₹ 87,37,825.00	
Total Value of the property	ova	₹ 87,37,825.00	
The realizable value of the property	:	₹ 78,64,043.00	
Distress value of the property	:	₹ 69,90,260.00	
Insurable value of the property	:	₹ 12,45,000.00	
Guideline value of the property	:	₹ 46,07,745.00	

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 16, 4th Floor, Wing -A, "Akshay Apartments Co-op. Hsg. Soc. Ltd.", Gavanpada Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India for this particular purpose at ₹ 87,37,825.00 (Rupees Eighty Seven Lakh Thirty Seven Thousand Eight Hundred Twenty Five Only) as on 28th March 2023.





NOTES

- 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 28th March 2023 is ₹ 87,37,825.00 (Rupees Eighty Seven Lakh Thirty Seven Thousand Eight Hundred Twenty Five 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 flo	ors and height of each floor	Ground + 6th Upper Floors
2.	Plinth are	ea floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat
			situated on 4th Floor
3	Year of c	onstruction	2002 (As per Occupancy certificate)
4	Estimate	d future life	39 Years Subject to proper, preventive periodic
			maintenance & structural repairs
5	Type of c	construction- load bearing	R.C.C. Framed Structure
		C frame/ steel frame	
6	Type of f	oundations	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 an	d Windows	Teak wood door frame with flush doors, Powder
			Coated Aluminium sliding windows
10	Flooring	X I	Vitrified tiles flooring
11	Finishing	V	Cement plastering
12	Roofing	and terracing	R.C.C. Slab
13		architectural or decorative features,	No
	if any		
14	(i)	Internal wiring – surface or	Casing capping electrification
		conduit	1
	(ii)	Class of fittings: Superior/	Open plumbing
4.5	C==:4===	Ordinary/ Poor.	
15	Sanitary installations (i) No. of water closets		As per Requirement
	(i) (ii)	No. of lavatory basins	As per requirement
	(iii)	No. of urinals	' /·
	(iv)	No. of sink	/
16	Class of	fittings: Superior colored / superior	Ordinary
		linary. Think Inno	wate Create
17	Compou		Provided
	Height ar		
10		construction	11:6
18 19		s and capacity und sump – capacity and type of	1 Lift
ıσ	construct		IX.O.O (allk
20	Over-head tank Location, capacity		R.C.C tank on terrace
	Type of c	onstruction	
21		no. and their horse power	May be provided as per requirement
22		nd paving within the compound	Cement concrete in open spaces, etc.
22		ate area and type of paving	Connected to Municipal Courses Custom
23		disposal – whereas connected to wers, if septic tanks provided, no.	Connected to Municipal Sewerage System
	and capa	city	



Actual site photographs











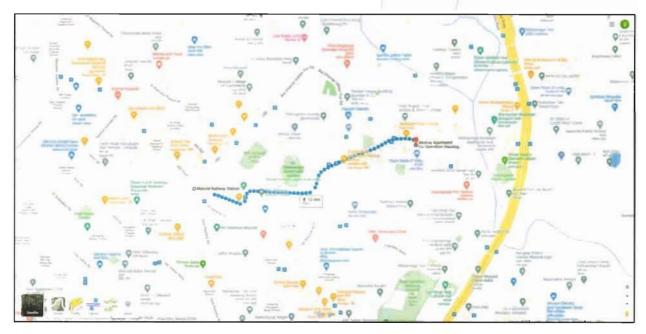






Route Map of the property Site u/r





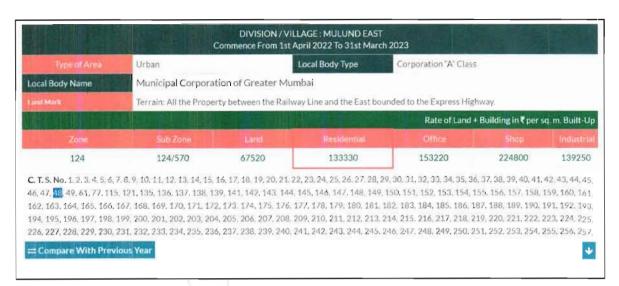
Latitude Longitude - 19°10'25.3"N 72°57'51.9"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 950 Mtr.)





Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	1,33,330.00			
No increase for all floors from ground to 4th floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,33,330.00	Sq. Mtr.	12,387.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	67,520.00			
The difference between land rate and building rate (A – B = C)	65,810.00			
Depreciation Percentage as per table (D) [100% - 21%]	79%			
(Age of the Building – 21 Years)	1 /			
Rate to be adopted after considering depreciation [B + (C x D)]	1,19,510.00	Sq. Mtr.	11,103.00	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

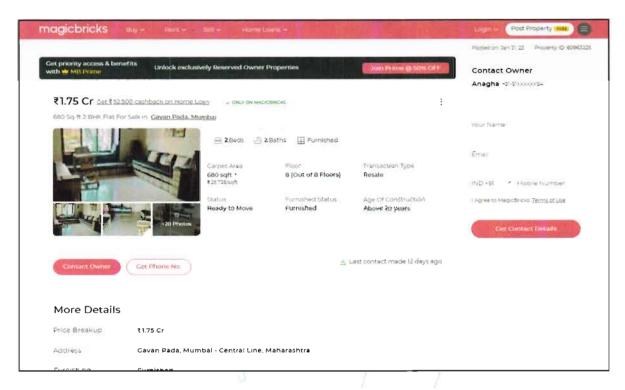
Table - D: Depreciation Percentage Table

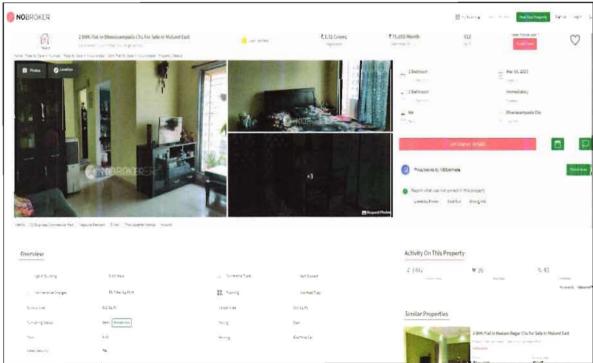
Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation 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





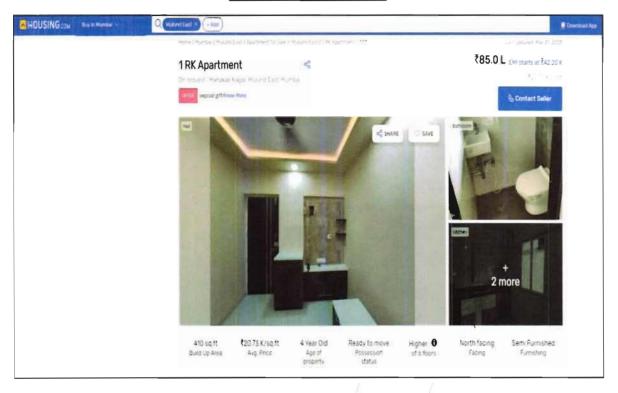
Price Indicators

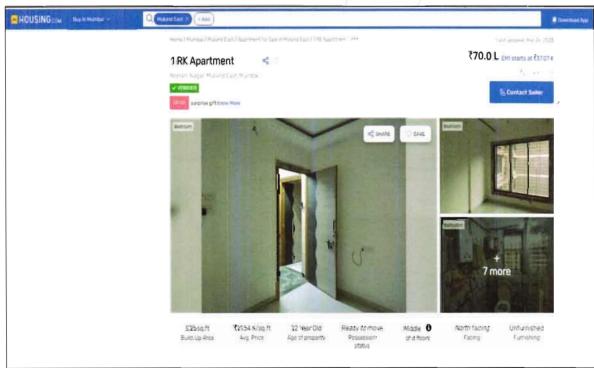




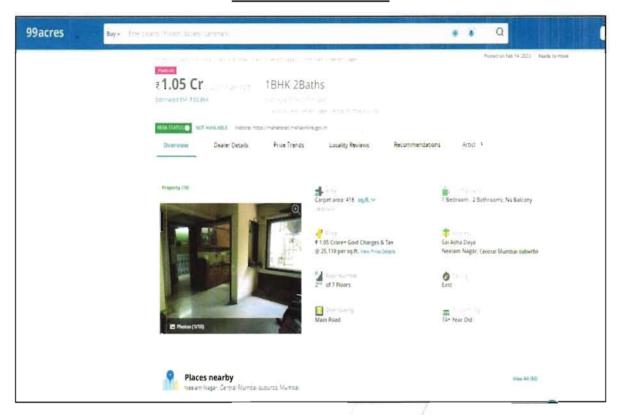


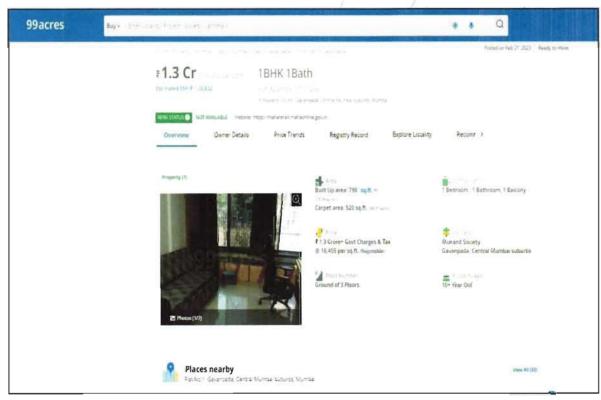
Price Indicators





Price Indicators









DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 28th 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:

- Buyer and seller are motivated by self-interest.
- 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 ₹ 87,37,825.00 (Rupees Eighty Seven Lakh Thirty Seven Thousand Eight Hundred Twenty Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

SurMahamahira, serahbumber - Hassasssahku, 89dsb 2a55adt e 3 deb 5 3 lbd za 19462812ac/2a527b625bfc, cm-MAND i BARURAC CHALDKWAR Date 4623 03.29 lb3 132 +05'90'

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

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