

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-312/23-24	Dated 27-Apr-23
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	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31112 / 2300316	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl 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**

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:
 Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav -
 Residential Flat No. 612, 6th Floor, Wing - B,
 "Swapnalok Apartment Co-op. Hsg. Soc. Ltd.", Mogra
 Village Lane, Opp. Wilson Pen Co., Andheri (East),
 Mumbai - 400 069, 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**

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav**

Residential Flat No. 612, 6th Floor, Wing – B, “**Swapnalok Apartment Co-op. Hsg. Soc. Ltd.**”, Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India.

Latitude Longitude - 19°07'30.9"N 72°50'54.6"E

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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 :

- | | | | |
|-----------|------------|-----------|--------|
| 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 OPINION REPORT

The property bearing Residential Flat No. 612, 6th Floor, Wing – B, “Swapnalok Apartment Co-op. Hsg. Soc. Ltd.”, Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India belongs to **Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav.**

Boundaries of the property.

North	:	Slum Area
South	:	Ansar Nagar Road
East	:	Slum Area
West	:	Slum Area

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 **₹ 98,42,298.00 (Rupees Ninety Eight Lakh Forty Two Thousand Two Hundred Ninety Eight 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.

Sharadkumar B.
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.27 16:14:16 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report



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Thane	Nanded	Indore	Raipur
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Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
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Valuation Report of Residential Flat No. 612, 6th Floor, Wing – B, "Swapnalok Apartment Co-op. Hsg. Soc. Ltd.", Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai – 400 069, 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 27.04.2023 for Bank Loan Purpose
2	Date of inspection	27.04.2023
3	Name of the owner/ owners	Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav
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. 612, 6 th Floor, Wing – B, "Swapnalok Apartment Co-op. Hsg. Soc. Ltd.", Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India. Contact Person: Mrs. Sadiya Jadhav Contact No. 9870423957
6	Location, street, ward no	New Nagardas Road
	Survey/ Plot no. of land	Survey No. 55, Hissa No. 1 (pt), CTS No. 45 & 45/1 of Village - Mogra
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. = 439.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 439.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	New Nagardas 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	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 20,000.00 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 – 2005 (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 27.04.2023 for Residential Flat No. 612, 6th Floor, Wing – B, “**Swapnalok Apartment Co-op. Hsg. Soc. Ltd.**”, Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India belongs to **Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 15.12.2017
2	Copy of Occupancy Certificate No. CE / 7227 / WS / AK dated 05.07.2005 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Registration Certificate dated 17.07.2006

LOCATION:

The said building is located at Survey No. 55, Hissa No. 1 (pt), CTS No. 45 & 45/1 of Village – Mogra, Andheri (East), Mumbai. The property falls in Residential Zone. It is at a walkable distance 750 Mts. from Andheri railway station.

BUILDING:

The building under reference is having Stilt + 7 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. 6th Floor is having 4 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath. (i.e. 1 BHK + 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 27th April 2023

The Built Up Area of the Residential Flat	:	438.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	18 Years

Cost of Construction	:	438.00 Sq. Ft. X ₹ 2,700.00 = ₹ 11,82,600.00
Depreciation $\{(100-10) \times 18 / 60\}$:	27.00%
Amount of depreciation	:	₹ 3,19,302.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,51,683.00 per Sq. M. i.e. ₹ 14,092.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,36,687.00 per Sq. M. i.e. ₹ 12,699.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,200.00 per Sq. Ft.
Value of property as on 27.04.2023	:	438.00 Sq. Ft. X ₹ 23,200.00 = ₹ 1,01,61,600.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 27.04.2023	:	₹ 1,01,61,600.00 - ₹ 3,19,302.00 = ₹ 98,42,298.00
Total Value of the property	:	₹ 98,42,298.00
The realizable value of the property	:	₹ 88,58,068.00
Distress value of the property	:	₹ 78,73,838.00
Insurable value of the property	:	₹ 11,82,600.00
Guideline value of the property	:	₹ 55,62,162.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 612, 6th Floor, Wing – B, "Swapnalok Apartment Co-op. Hsg. Soc. Ltd.", Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India for this particular purpose at **₹ 98,42,298.00 (Rupees Ninety Eight Lakh Forty Two Thousand Two Hundred Ninety Eight Only) as on 27th April 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 **27th April 2023 is ₹ 98,42,298.00 (Rupees Ninety Eight Lakh Forty Two Thousand Two Hundred Ninety Eight 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:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 th Floor
3.	Year of construction	2005 (As per Occupancy Certificate.)
4.	Estimated future life	42 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	
	(i) No. of water closets	As per Requirement
	(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	Provided

	Height and length Type of construction	
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

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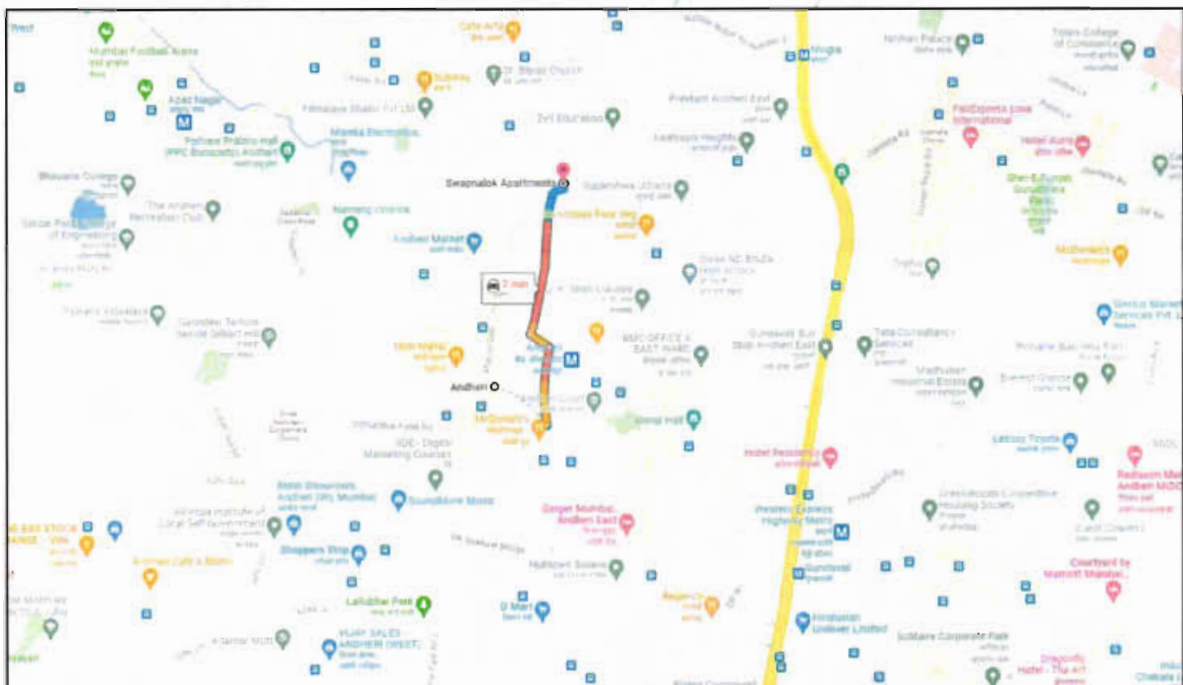
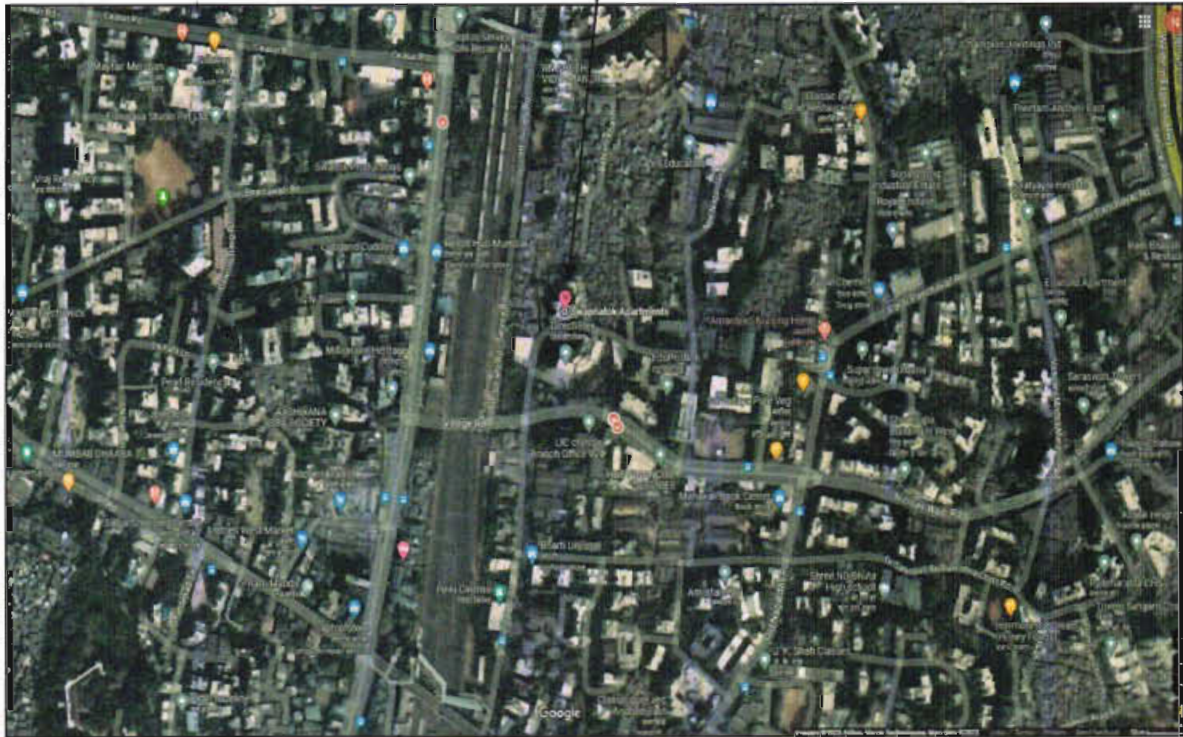


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°07'30.9"N 72°50'54.6"E

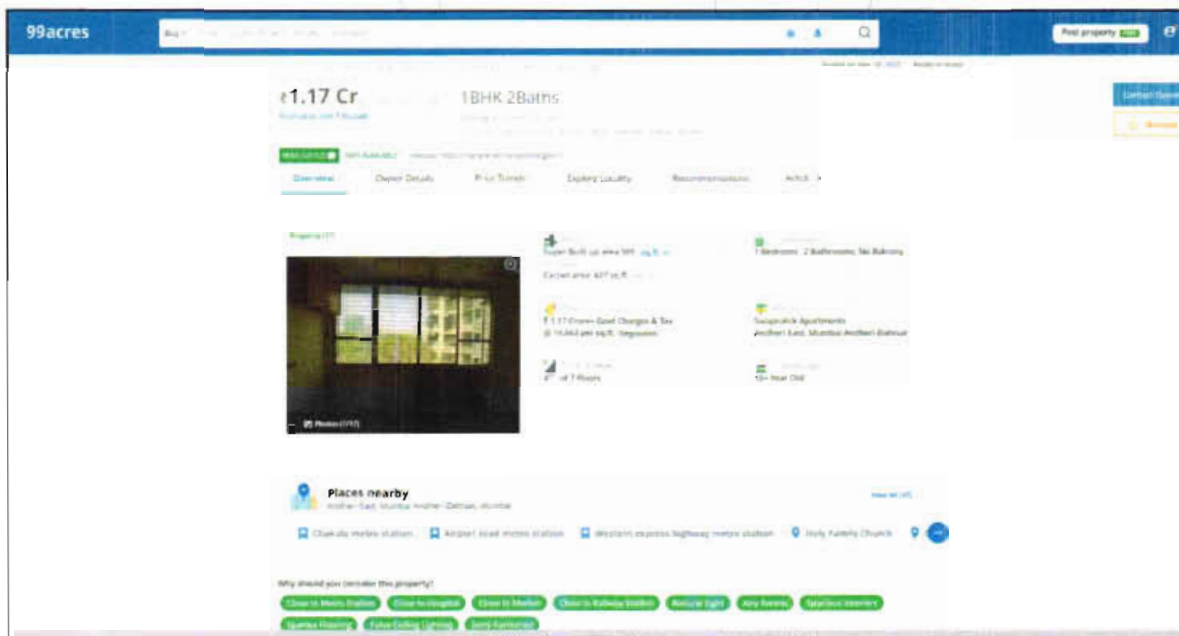
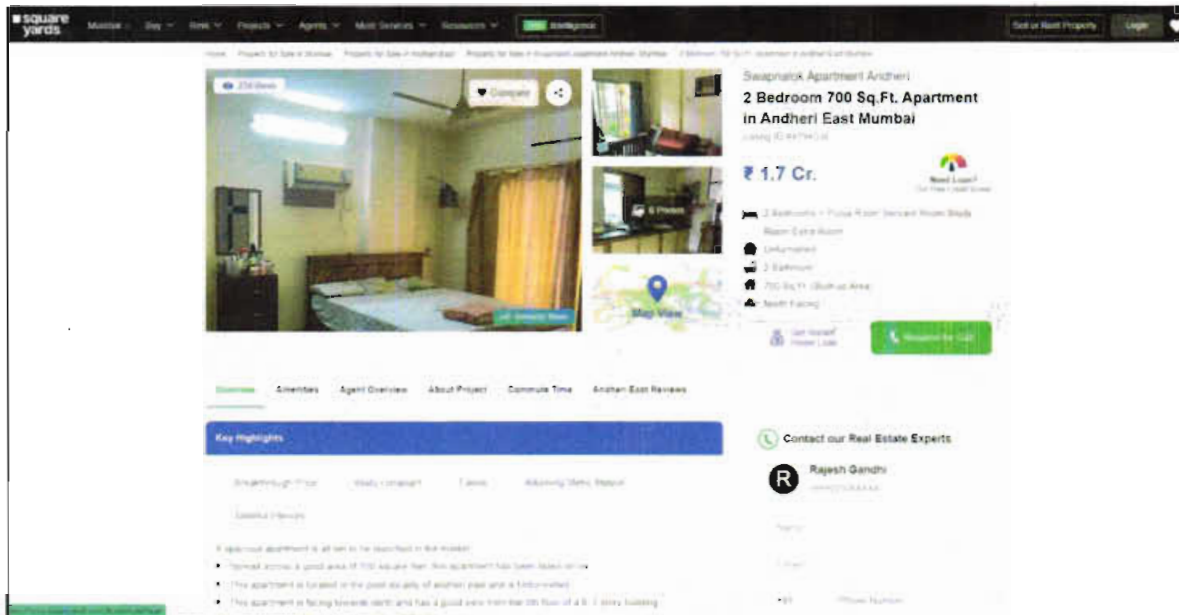
Note: The Blue line shows the route to site from nearest railway station (Andheri - 750 Km.)

Ready Reckoner Rate

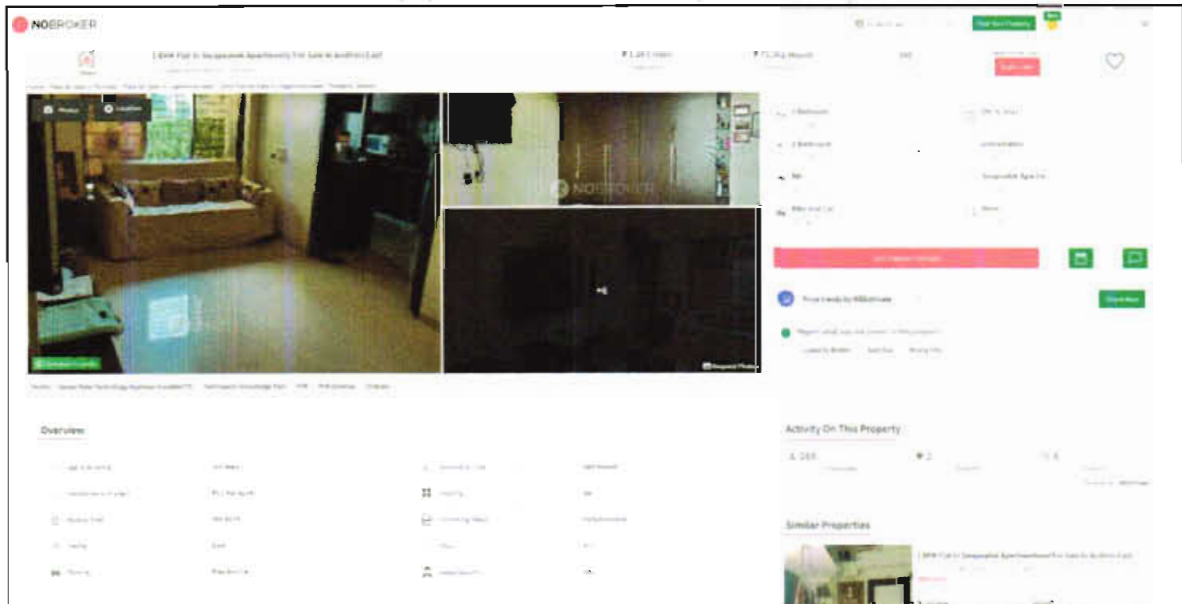
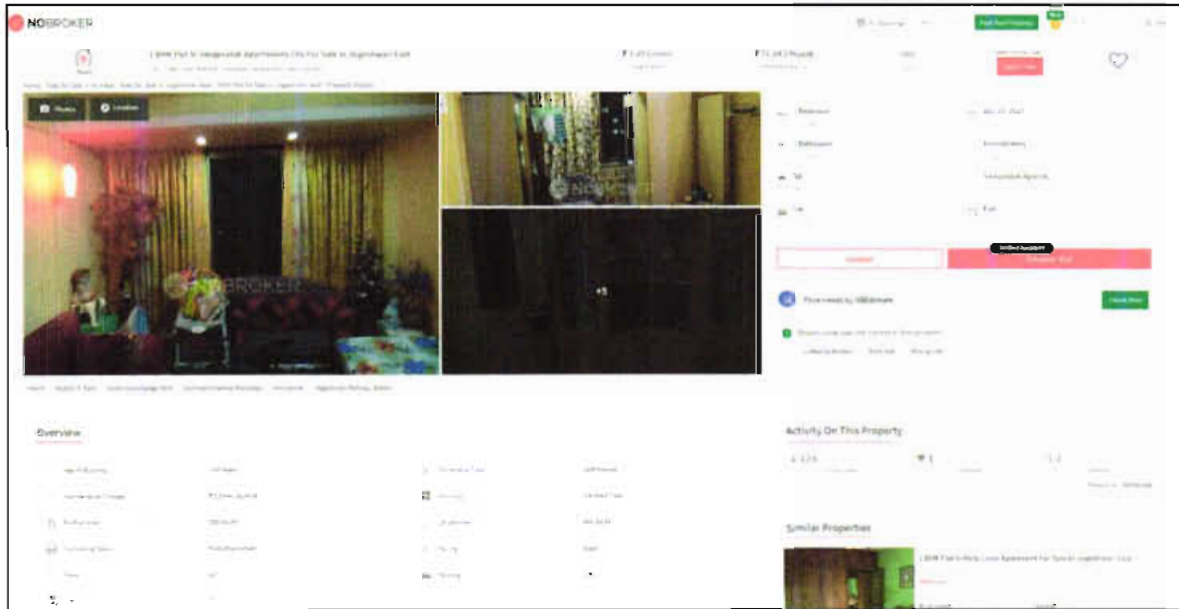
DIVISION / VILLAGE : MOGRA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North Village Boundary, On East Express Highway, On South 18.30 m. D. P. Road between Railway Sub-Way to Western Express Highway Sub-Way, On West Railway Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
46	46/224	68370	144460	166130	202700	144460
C. T. S. No. 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 90A, 90B, 90C, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 110/3, 110/5, 111, 111A, 112, 113, 114, 114A, 114B, 115, 116, 117, 118, 119, 120, 121, 122, 123, 123pt, 124, 125, 126, 127, 128, 129, 129A/1, 129A/2, 129B/1, 130, 131, 133, 133/1, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146pt, 179, 180, 181, 181A/1, 181A/2, 182, 182pt, 183,						

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Sale Instance



Price Indicators



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th April 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 knowledgeable 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 **₹ 98,42,298.00 (Rupees Ninety Eight Lakh Forty Two Thousand Two Hundred Ninety Eight Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.27 16:14:25 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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