

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-374/23-24	Dated 2-May-23
Buyer (Bill to) COSMOS BANK AIROLI BRANCH Shop No 6-7-8-9, Yash Residency, plot no 6, Sector no 6 Airoli Mulund Link road, Navi Mumbai 400708 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. 31150 / 2300379	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**

Remarks:

Mr. Jayprakash B. Patil & Mrs. Nilima Jayprakash Patil - Residential Flat No. 401, 4th Floor, Wing - B, "Siddhivinayak Park Co-op. Hsg. Soc. Ltd.", Plot No. 21, Sector - 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 708, 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

Ratna
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jayprakash B. Patil & Mrs. Nilima Jayprakash Patil**

Residential Flat No. 401, 4th Floor, Wing – B, “Siddhivinayak Park Co-op. Hsg. Soc. Ltd.”, Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 708, State – Maharashtra, Country – India.

Latitude Longitude - 19°08'38.0"N 72°59'35.0"E

Think.Innovate.Create

Valuation Done for:

Cosmos Bank

Airoli Branch

Shop No 6-7-8-9, Yash Residency, plot no 6, Sector No. 6, Airoli Mulund Link road, Navi Mumbai 400708, 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. 401, 4th Floor, Wing – B, "Siddhivinayak Park Co-op. Hsg. Soc. Ltd.", Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 708, State – Maharashtra, Country – India belongs to **Mr. Jayprakash B. Patil & Mrs. Nilima Jayprakash Patil.**

Boundaries of the property.

North	:	Gharkul CHSL
South	:	Market
East	:	Sai Saburi CHSL
West	:	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 ₹ 60,82,470.00 (Rupees Sixty Lakh Eighty Two Thousand Four Hundred Seventy 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

Director

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: 2023.05.02 11:47:08 +05'30'

Auth. Sign.



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



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

Valuation Report of Residential Flat No. 401, 4th Floor, Wing – B, “Siddhivinayak Park Co-op. Hsg. Soc. Ltd.”,
Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 708,
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 02.05.2023 for Bank Loan Purpose
2	Date of inspection	28.04.2023
3	Name of the owner/ owners	Mr. Jayprakash B. Patil & Mrs. Nilima Jayprakash Patil
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. 401, 4 th Floor, Wing – B, “Siddhivinayak Park Co-op. Hsg. Soc. Ltd.”, Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 708, State – Maharashtra, Country – India.. Contact Person: Mr. Jayprakash B. Patil Contact No. 9833176395
6	Location, street, ward no	Dive Nagar Road, Rama Kalu Shahadkar Marg
	Survey/ Plot no. of land	Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane
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. = 354.00 Flowerbed Area in Sq. Ft. = 12.00 Total Carpet Area in Sq. Ft. = 366.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 358.00 (Area as per Agreement for Sale)

		Built up Area in Sq. Ft. = 515.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Dive Nagar Road, Rama Kalu Shahadkar Marg
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 NMMC 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	₹ 12,500.00 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 (Approx.)
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, Airoli Branch to assess fair market value as on 02.05.2023 for Residential Flat No. 401, 4th Floor, Wing – B, “Siddhivinayak Park Co-op. Hsg. Soc. Ltd.”, Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 708, State – Maharashtra, Country – India belongs to **Mr. Jayprakash B. Patil & Mrs. Nilima Jayprakash Patil.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 26.09.2017
2	Copy of Commencement Certificate No. NMMC / TPO / BP / 1306 dated 06.04.2002 issued by Navi Mumbai Municipal Corporation.
3	Copy of Society Registration Certificate dated 27.02.2012

LOCATION:

The said building is located at Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane. The property falls in Residential Zone. It is at a travelling distance 2.2 Km. from Rabale railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 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 external condition is normal. The building is used for residential purpose. 4th Floor is having 5 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 4th 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 2nd May 2023

The Carpet Area of the Residential Flat	:	358.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2005 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	18 Years
Cost of Construction	:	515.00 Sq. Ft. X ₹ 2,600.00 = ₹ 13,39,000.00
Depreciation $\{(100-10) \times 18 / 60\}$:	27.00%
Amount of depreciation	:	₹ 3,61,530.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,20,500.00 per Sq. M. i.e. ₹ 11,195.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,06,406.00 per Sq. M. i.e. ₹ 9,885.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,000.00 per Sq. Ft.
Value of property as on 02.05.2023	:	358.00 Sq. Ft. X ₹ 18,000.00 = ₹ 64,44,000.00

(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 02.05.2023	:	₹ 64,44,000.00 - ₹ 3,61,530.00 = ₹ 60,82,470.00
Total Value of the property	:	₹ 60,82,470.00
The realizable value of the property	:	₹ 54,74,223.00
Distress value of the property	:	₹ 48,65,976.00
Insurable value of the property	:	₹ 13,39,000.00
Guideline value of the property	:	₹ 50,90,775.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, Wing – B, “Siddhivinayak Park Co-op. Hsg. Soc. Ltd.”, Plot No. 21, Sector – 8A, Dive, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 708, State – Maharashtra, Country – India for this particular purpose at ₹ 60,82,470.00 (Rupees Sixty Lakh Eighty Two Thousand Four Hundred Seventy Only) as on 2nd May 2023.

NOTES

1. I, Shardkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **2nd May 2023 is ₹ 60,82,470.00 (Rupees Sixty Lakh Eighty Two Thousand Four Hundred Seventy 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	Part Ground + Part Stilt + 6 Upper Floors
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	2005 (Approx.)
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 Height and length Type of construction		Provided
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

Think.Innovate.Create

Actual site photographs

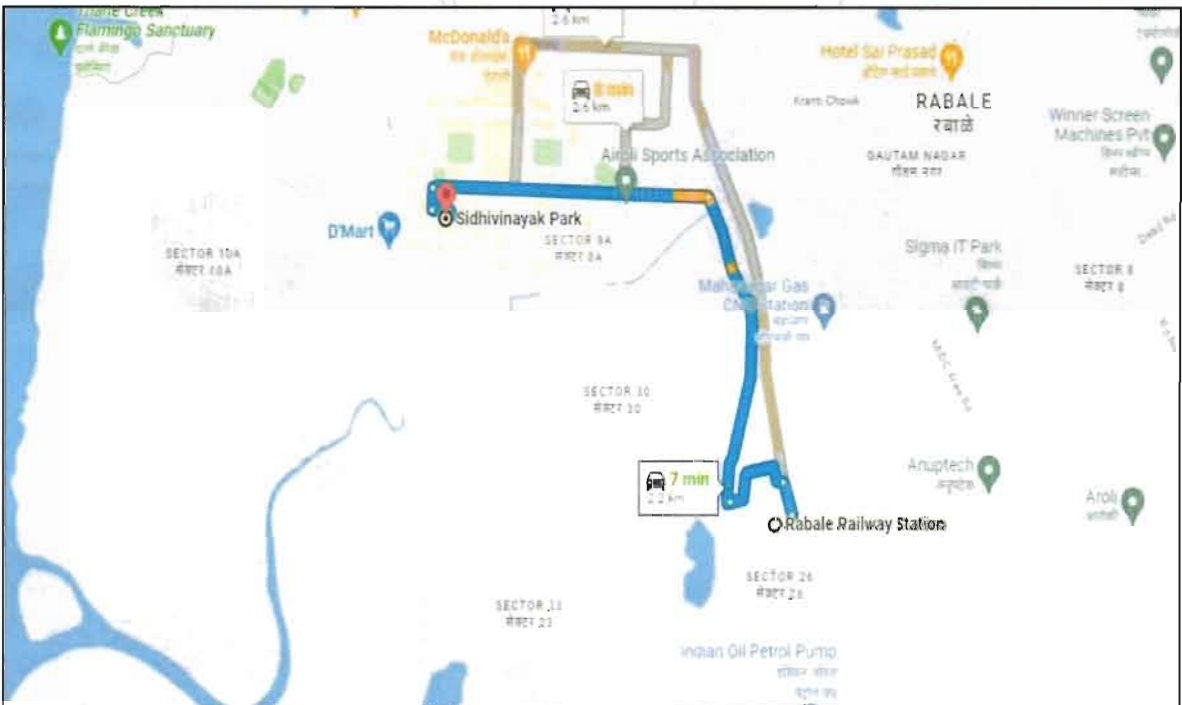


Think Innovate Create



Route Map of the property

Site u/r



Latitude Longitude - 19°08'38.0"N 72°59'35.0"E

Note: The Blue line shows the route to site from nearest railway station (Rabale – 2.2 Km.)



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Ready Reckoner Rate

DIVISION / VILLAGE : AIROLI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Airoli Node Sector No. 8A					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/65	42200	120500	135100	150500	135100
(Information Not Available).						

Think.Innovate.Create

Price Indicators

NOBROKER

2 BHK Flat In Seawing Chs. For Sale In Airoli

₹ 88,122,000

2 Bed Rooms, 2 Bathrooms, 1000 Sq Ft

Category	Value	Category	Value
Registration Fee	₹ 10,000	Stamp Duty	₹ 10,000
Transfer Charge	₹ 10,000	Broker Fee	₹ 10,000
Legal Fee	₹ 10,000	Other Charges	₹ 10,000
Agency Fee	₹ 10,000		
Other	₹ 10,000		

magicbricks Buy Rent Sell Home Loans

₹ 85.0 Lac Get ₹ 25500 cashback on Home Loan ONLY ON MAGICBRICKS

650 Sq-ft 1 BHK Flat For Sale in Sector 8A Airoli, Navi Mumbai

1 Bed, 1 Bath, 3 Balconies, 1 Covered Parking

Carpet Area	500 sqft + ₹17000/sqft	Floor	4 (Out of 4 Floors)	Transaction Type	Resale
Status	Ready to Move	Facing	East	Furnished Status	Unfurnished
Car Parking	1 Covered, 1 Open	Type Of Ownership	Freehold	Age Of Construction	5 to 10 years

East Facing Property

Contact Owner | Book Site Visit

Last contact made 38 days ago

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **2nd May 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 ₹ 60,82,470.00 (Rupees Sixty Lakh Eighty Two Thousand Four Hundred Seventy Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

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

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: 2023.05.02 11:47:28 +05'30'

Auth. Sign.



Think.Innovate.Create