

# 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>STATE BANK OF INDIA</b> RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-420/23-24</b> Dated <b>5-May-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>31229 / 2300427</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Snehal Ravindra Khanvilkar - Residential Flat No. 1603,  
 16th Floor, Wing - A, "White City Phase 1", Akurli Road,  
 Village - Akurli, Kandivali (East), Mumbai, PIN Code -  
 400 101, 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

*Ratted*  
 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: **Snehal Ravindra Khanvilkar**

Residential Flat No. 1603, 16<sup>th</sup> Floor, Wing - A, "White City Phase 1", Akurli Road,  
Village - Akurli, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country – India.

Latitude Longitude: 19°12'02.9"N 72°52'35.8"E

### Valuation Done for:

**State Bank of India  
RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1, 6<sup>th</sup> Floor, Kirol Road, Off L.B.S. Marg, Kurla (West), Mumbai,  
Pin Code - 400 070, State - Maharashtra, Country - India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rojkot |
|  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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1603, 16<sup>th</sup> Floor, Wing - A, "White City Phase 1", Akurli Road, Village - Akurli, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country – India belongs to **Snehal Ravindra Khanvilkar**.

### **Boundaries of the property.**

North	: Open Plot
South	: Akurli Road
East	: Open Plot
West	: Raheja Willows Tower

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 for this particular purpose at **₹ 1,31,22,000.00 (Rupees One Crore Thirty One Lakh Twenty Two Thousand 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: 2023.05.05 10:09:50 +05'30'

**Auth. Sign.**



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

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

**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,  
State Bank of India  
RACPC Sion Branch**B-603 & 604, Kohinoor City, Commercial-1,  
6<sup>th</sup> Floor, Kirol Road, Off L.B.S. Marg,  
Kurla (West), Mumbai, Pin Code - 400 070,  
State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Realizable Value of the property for Housing Loan Purpose.
2.	a)	Date of inspection : 03.05.2023
	b)	Date on which the valuation is made : 05.05.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 24.04.2023. ii) Copy of Commencement Certificate No. CHE / A – 4300 / BP (WS) / AR dated 25.11.2022 issued by Municipal Corporation of Greater Mumbai iii) Copy of Part Occupancy Certificate Document No. CHE / A – 4300 / BP (WS) / AR / OCC / 1 / New dated 16.11.2022 issued by Municipal Corporation of Greater Mumbai. iv) Copy RERA Certificate No. P51800007798 dated 18.08.2017	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Snehal Ravindra Khanvilkar</b>  <b>Address:</b> Residential Flat No. 1603, 16 <sup>th</sup> Floor, Wing - A, "White City Phase 1", Akurli Road, Village - Akurli, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Nadsar (PMO) Contact No. 9205098510  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat No. 1603 located on 16 <sup>th</sup> floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e. 1 BHK + W.C. + Bath). The property is at 2.7 Km. distance from nearest metro station Poisar.
6.	Location of property	:
	a)	Plot No. / Survey No. : Survey No. 85, 86, 87 (Part)
	b)	Door No. : Residential Flat No. 1603
	c)	C.T.S. No. / Village : CTS No. 174 – C of Village - Akurli

	d)	Ward / Taluka	:	R/S Ward, Taluka - Borivali
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Part Occupancy Certificate Document No. CHE / A – 4300 / BP (WS) / AR / OCC / 1 / New dated
	g)	Approved map / plan issuing authority	:	16.11.2022 issued by Municipal Corporation of Greater Mumbai
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 1603, 16 <sup>th</sup> Floor, Wing - A, " <b>White City Phase 1</b> ", Akurli Road, Village - Akurli, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country – India.
8.		City / Town	:	Village - Akurli, Kandivali (East), Mumbai Suburban
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Akurli Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site                      As per Document
		North		Open Plot                      Details not available
		South		Akurli Road                      Details not available
		East		Open Plot                      Details not available
		West		Raheja Willows Tower                      Details not available
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A                      B As per the Deed                      Actuals
		North	:	-                      -
		South	:	-                      -
		East	:	-                      -
		West	:	-                      -

14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 486.00 (Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 535.00 (Area as per Agreement for Sale)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°12'02.9"N 72°52'35.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 486.00 (Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	CTS No. 174 – C of Village - Akurli
	Block No.	:	-
	Ward No.	:	R/S Ward
	Village / Municipality / Corporation	:	Village – Akurli Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1603, 16 <sup>th</sup> Floor, Wing - A, <b>"White City Phase 1"</b> , Akurli Road, Village - Akurli, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2022 (As per part Occupancy Certificate)
5.	Number of Floors	:	2 Basement + Ground + 1 Podium + 1 <sup>st</sup> to 40 <sup>th</sup> upper floors.
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	8 flats on 16 <sup>th</sup> floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	6 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One four wheeler Car Parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III FLAT</b>			
1	The floor in which the flat is situated	:	16 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1603



	under comparison (give details).		
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,300.00 per Sq. Ft.
	II. Land + others	:	₹ 23,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		₹ 1,52,009.00 per Sq. M. i.e. ₹ 14,122.00 per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,300.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the age of the property is below 5 years
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,300.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 23,700.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 27,000.00 per Sq. Ft.</b>
	<b>Remarks:</b> <i>At the time of visit, Builder has not allowed internal measurement of the property. Hence, for the purpose of valuation, we have considered area as per Agreement for sale only.</i>		

## Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	486.00 Sq. Ft.	27,000.00	1,31,22,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			



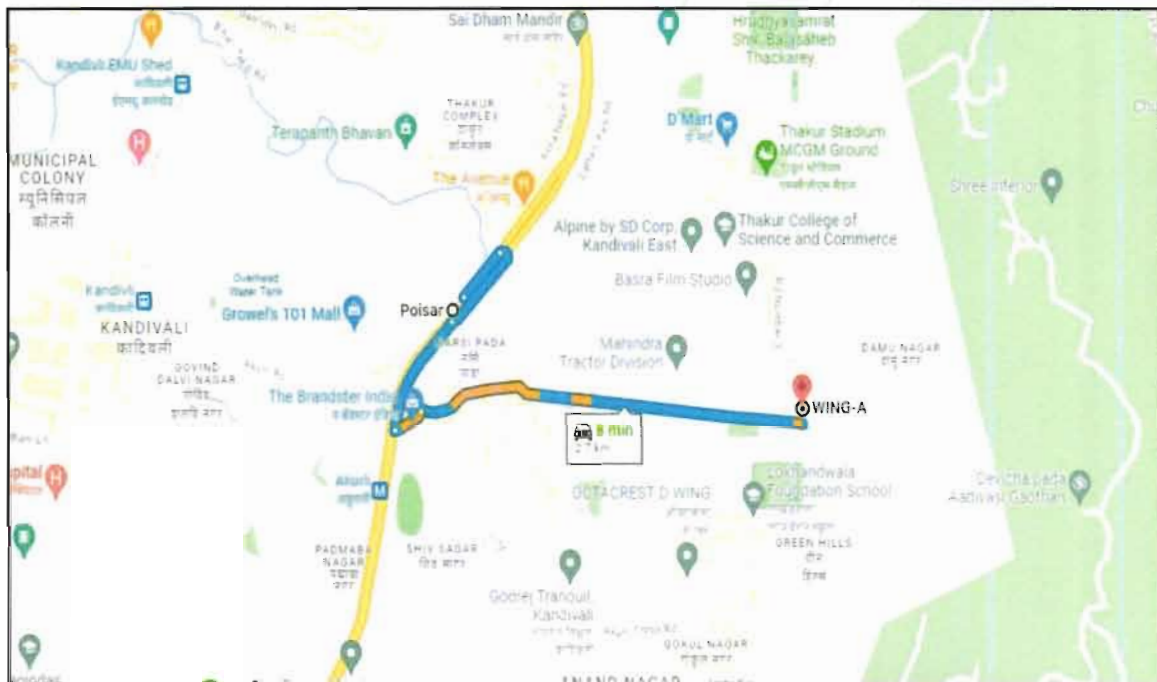
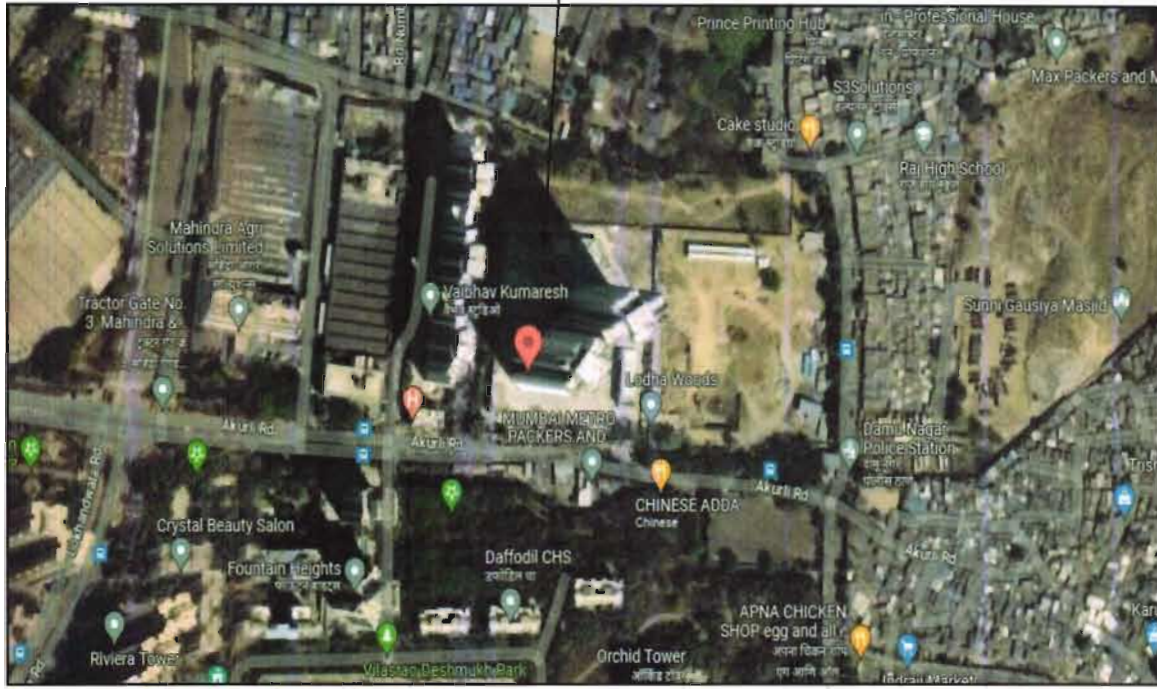






### Route Map of the property

Site u/r



**Latitude Longitude: 19°12'02.9"N 72°52'35.8"E**

**Note:** The Blue line shows the route to site from nearest metro station (Poisar - 2.7 Km.)



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### Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Lokhandwala Twp > 1 BHK Flats for Sale in Lokhandwala Twp > 700 Sq-ft

Posted on: May 03, 23 Property ID: 64642543

**₹1.30 Cr** Get ₹39,000 cashback on Home Loan PREMIUM PROJECT VERIFIED ON SITE

1 BHK 700 Sq-ft Flat For Sale Lokhandwala Twp, Mumbai

1 Bed 1 Bath 1 Covered Parking Unfurnished

Carpet Area: 490 sqft ₹26,531/sqft

Developer: **Rajesh LifeSpaces** Project: **White City**

Floor: 27 (Out of 40 Floors) Transaction Type: Resale Status: Ready to Move

Facing: East Lifts: 4 Furnished Status: Unfurnished

East Facing Property

Contact Agent: **Bipin** (Certified Agent)

your Name: Email: IND-91 Mobile Number: I Agree to Magicbricks Terms of Use

Contact Agent Get Phone No. Last contact made 80 days ago Get Contact Details

**99acres** Buy Other Listings Project Society Landmark

₹1.35 Cr 1 BHK 2 Baths

1 Bedroom 2 Bathrooms No Balcony with Pooja Room Study Room Servant Room Store Room

Developer: **White City** Project: **Kandivli East, Mumbai Another's Conclave**

Floor: 27 of 40 Floors Facing: North-east

Property Type: 0 to 1 Year Old

Places nearby: Kandivli East, Mumbai Another's Conclave



As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 1,31,22,000.00 (Rupees One Crore Thirty One Lakh Twenty Two Thousand Only).

Place : Mumbai

Date : 05.05.2023

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: 2023.05.05 10:10:01 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

only).

Date

Think.Innovate.Create

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)

**DECLARATION-CUM-UNDERTAKING**

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 05.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 03.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty





Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Snehal Ravindra Khanvilkar from Rajesh Real Estate Developers Private Limited vide Agreement for Sale dated 24.04.2023
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Aniket Nawale – Valuation Engineer Prajakta Patil – Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment –03.05.2023 Valuation Date –05.05.2023 Date of Report –05.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 03.05.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached











Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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: 2023.05.05 10:10:12 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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SBI Empanelment No.: SME/TCC/2017-18/942/178