

## 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	Invoice No. <b>PG-523/23-24</b>	Dated <b>10-May-23</b>
Buyer (Bill to) <b>COSMOS BANK - VILEPARLE EAST</b> Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
	<b>Total</b>			<b>₹ 4,720.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Four Thousand Seven Hundred Twenty Only**

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


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

**Remarks:**  
 "Shri. Papulal Hariram Bhadrecha - Residential Flat No. 413, 4th Floor, Building No. 6, "Mahadev Nagar Co-op. Hsg. Soc. Ltd.", Village - Khari, Navghar Road, Bhayandar (East), Taluka & District Thane – 401 105, 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**

*Signature*  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Papulal Hariram Bhadrecha**

Residential Flat No. 413, 4<sup>th</sup> Floor, Building No. 6, "**Mahadev Nagar Co-op. Hsg. Soc. Ltd.**", Village - Khari,  
Navghar Road, Bhayandar (East), Taluka & District Thane – 401 105,  
State – Maharashtra, Country – India.

Longitude Latitude: 19°18'30.9"N 72°51'48.1"E

### Valuation Prepared for:

**Cosmos Bank**




**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057,  
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. 413, 4<sup>th</sup> Floor, Building No. 6, "Mahadev Nagar Co-op. Hsg. Soc. Ltd.", Village - Khari, Navghar Road, Bhayandar (East), Taluka & District Thane – 401 105, State – Maharashtra, Country – India belongs to **Shri. Papulal Hariram Bhadrecha**.

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

North	:	Pandurang Krupa Building
South	:	Lokmanya Vidyalyaya And Junior College
East	:	Chandra Apartment
West	:	Internal Road & Shree Sai Tapovan Building

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 **₹ 50,32,000.00 (Rupees Fifty Lakh Thirty 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**

**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.,  
email=info@vastukala.org, c=IN  
Date: 2023.05.11 10:54:17 +05'30'

**Auth. Sign.**



### **Our Pan India Presence at :**

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Bhopur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office :** 121, 1<sup>st</sup> 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. 413, 4<sup>th</sup> Floor, Building No. 6, "Mahadev Nagar Co-op. Hsg. Soc. Ltd.",  
Village - Khari, Navghar Road, Bhayandar (East), Taluka & District Thane – 401 105,  
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 10.05.2023 for Bank Loan Purpose
2	Date of inspection	09.05.2023
3	Name of the owner/ owners	<b>Shri. Papulal Hariram Bhadrecha.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 413, 4 <sup>th</sup> Floor, Building No. 6, "Mahadev Nagar Co-op. Hsg. Soc. Ltd.", Village - Khari, Navghar Road, Bhayandar (East), Taluka & District Thane – 401 105, State – Maharashtra, Country – India  <b>Contact Person:</b> Rahul Papulal Bhadrecha (Son)
6	Location, street, ward no	Navghar Road
	Survey/ Plot no. of land	Old Survey No. 196, New Survey No. 76, Hissa No. 12, Old Survey No. 199, New Survey No. 82, Hissa No.15, Old Survey No. 195, New Survey No. 77, Hissa No. 11 of Village Khari
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 435.00 (Area as per Actual Site Measurement)  <b>Super Built up Area in Sq. Ft. = 640.00</b> <b>(Area as per Rectification Deed)</b>  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 area 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	Navghar 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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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 MBMC norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	









Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 413, 4<sup>th</sup> Floor, Building No. 6, "**Mahadev Nagar Co-op. Hsg. Soc. Ltd.**", Village - Khari, Navghar Road, Bhayandar (East), Taluka & District Thane – 401 105, State – Maharashtra, Country – India for this particular purpose at **₹ 50,32,000.00 (Rupees Fifty Lakh Thirty Two Thousand Only)** as on **10<sup>th</sup> May 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 **10<sup>th</sup> May 2023 is ₹ 50,32,000.00 (Rupees Fifty Lakh Thirty Two Thousand 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	Ground + 4 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 <sup>th</sup> Floor
3.	Year of construction	2006 (Approx.)
4.	Estimated future life	43 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 doors, Powder Coated Aluminium 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	As per Requirement
	(i) No. of water closets	
	(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	Not provided
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



## Actual site Photographs





## Actual site Photographs



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Vastukala Consultants (I) Pvt. Ltd.

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## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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Year: 20222023 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: मीजे (मांज) वारी

Search By:  Survey No  Location

Enter Survey No: 76

विवरण	पूजी नवीन	निवारी सदतिर	जडीम	दुकाने	संबंधित	एकक (रि.ट.)	Attribute
2/15-के मु- विभाग बाहेर गावातील वायवर दोकणे उतरेकडे वारी पर्यंतच्या बागातील वायवर दोकवर जडीम भाग असलेल्या मिककडी वायवळ रूंदर मिककडी वीथी इमारत	26500	81400	93700	101800	93700	मी. मीटर	सर्व्ही मंडर

Stamp Duty Ready Reckoner Market Value Rate for Apartment	81,400.00			
Decrease by 20% on flat Located on 4 <sup>th</sup> Floor	16,280.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>65,120.00</b>	<b>Sq. Mt.</b>	<b>6,050.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,500.00			
The difference between land rate and building rate (A – B = C)	38,620.00			
Depreciation Percentage as per table (D) [100%-17%] (Age of the building – 17 Years)	83 %			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>58,555.00</b>	<b>Sq. Mt.</b>	<b>5,440.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / Apartment / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Apartment is located	Rate to be adopted
a)	Ground Floor / Stilt Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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

**NOBROKER**  
**1 BHK Flat in New Shree Dham No. 2, Bhayander East For Sale in Nairata**  
 ₹ 30 Lacs  
 ₹ 30,276/Month  
 425 sq.ft.  
 Sep 5, 2023  
 1 Bedroom  
 1 Bathroom  
 Car  
 Get Owner's Details  
 Price trends by ₹500k/mo  
 Report actual worth not correct in this property  
 Listed by Broker   Sold Out   Being Sold

**Overview**

Age of Building	112 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft/M	Flooring	Marble Tiles

**Activity On This Property**

4. 5%

**NOBROKER**  
**1 BHK Flat in Standalone Building For Sale in Mira, Bhayander East**  
 ₹ 60 Lacs  
 ₹ 34,388/Month  
 590 sq.ft.  
 Sep 5, 2023  
 1 Bedroom  
 1 Bathroom  
 Car  
 Get Owner's Details  
 Price trends by ₹500k/mo  
 Report actual worth not correct in this property  
 Listed by Broker   Sold Out   Being Sold

**Overview**

Age of Building	104 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Bedroom	100 Sq.Ft	Furniture Status	None

**Activity On This Property**

4. 10%





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

This exercise is to assess **Fair Market Value** of the property under reference as on **10<sup>th</sup> 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 knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

**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 **₹ 50,32,000.00 (Rupees Fifty Lakh Thirty Two Thousand 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=crid@vastukala.org, c=IN  
Date: 2023.05.11 10:50:27 +05'30'

Auth. Sign.

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