

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 Buyer (Bill to) JANASEVA SAHAKARI BANK-BHAYANDER EAST BHAYANDER EAST Janki Avaneue 1st Floor, Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Invoice No. PG-619/23-24	Dated 16-May-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31411 / 2300621	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 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				₹ 2,950.00

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
Total	2,500.00		225.00		225.00	450.00

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

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

Remarks:
 Mr. Jagdish Kisanlal Jain - Residential Flat No. G-6,
 Ground Floor, Wing – A, "New Jain Darshan Co-Op.
 Hsg. Soc. Ltd.", Cabin Cross Road, Narmada Nagar,
 Village – Khari, Bhayander (East), Thane – 401105,
 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

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jagdish Kisanlal Jain**

Residential Flat No. G-6, Ground Floor, Wing – A, “**New Jain Darshan Co-Op. Hsg. Soc. Ltd.**”,
Cabin Cross Road, Narmada Nagar, Village – Khari, Bhayander (East),
Thane – 401 105, State - Maharashtra, Country - India.

Latitude Longitude: 19°18'09.7"N 72°51'17.9"E

Valuation Prepared for:

Janseva Sahakari Bank




Bhayandar (East)

Janki Avane, 1st floor, Phatak Road, Bhayandar (East) Thane - 401105,
State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
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|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

-  **Regd. Office** : 121, 1st Floor, Akruti Star,
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Vastukala Consultants (I) Pvt. Ltd.

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

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 15.05.2023
	b) Date on which the valuation is Made	: 16.05.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale 15.02.2007 between Mr. Vinod P. Makwana (The Transferor) And Jagdish Kisanlal Jain (the Transferees). 2. Copy of Confirmation Deed dated 14.01.2008 between Mr. Vinod P. Makwana (The Transferor) And Jagdish Kisanlal Jain (the Transferees). 3. Copy of Commencement Certificate No. MNP / NR / 136 / 11088 / 93 – 94 issued by Mira Bhayender Municipal Corporation. 4. Copy of Society Share Certificate No. 65 dated 15.02.2009 in the name of Mr. Jagdish Kisanlal Jain issued by New Jain Darshan Co-Op. Hsg. Soc. Ltd. 5. Copy of Society Registration Certificate No. TNA / (TNA) / HSG / (TC) / 14663 / Year 2003 – 2004 dated 16.06.2003 issued by Maharashtra Govt.	
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)	: Mr. Jagdish Kisanlal Jain Address: Residential Flat No. G-6, Ground Floor, Wing – A, “ New Jain Darshan Co-Op. Hsg. Soc. Ltd. ”, Cabin Cross Road, Narmada Nagar, Village – Khari, Bhayander (East), Thane – 401 105, State - Maharashtra, Country - India. Contact Person: Mr. Mahaveer Jain (Owner's Father) Mobile No. 7977338581 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on Ground floor. The composition of Flat is Living Room + WC + Bath. (i.e. 1 Room + WC + Bath). The property is at 1.0 Km. walking distance from nearest railway station Bhayander.
6.	Location of property	:
	a) Plot No. / Survey No.	: Old Survey No. 65, New Survey No. 103, Hissa No. 8(P)
	b) Door No.	: Residential Flat No. G-6
	c) C.T.S. No. / Village	: Village – Khari
	d) Ward / Taluka	: Ward – L, Taluka – Thane

14.1	Latitude, Longitude & Co-ordinates of flat	:	19°18'09.7"N 72°51'17.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 185.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Old Survey No. 65, New Survey No. 103, Hissa No. 8(P)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Khari Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. G-6, Ground Floor, Wing – A, "New Jain Darshan Co-Op. Hsg. Soc. Ltd.", Cabin Cross Road, Narmada Nagar, Village – Khari, Bhayander (East), Thane – 401 105, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2001 (Approx. As per site information)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	8 Flats on Ground Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	Ground Floor
2	Door No. of the flat	:	Residential Flat No. G-6
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Aluminum sliding windows

	Fittings	:	Open plumbing & Electrical wiring with Casing capping.
	Finishing	:	Cement Plastering with POP finished
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Jagdish Kisanlal Jain
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built up Area in Sq. Ft. = 185.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 130.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 3,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed Area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,500.00 to ₹ 8,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 8,000.00 per Sq. Ft. on Built up Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 6,000.00 per Sq. Ft.

4	Guideline rate obtained from the Registrar's office	:	₹ 69,800.00 per Sq. M. i.e. ₹ 6,485.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciated)	:	₹ 59,900.00 per Sq. M. i.e. ₹ 5,565.00 per Sq. Ft.
5	Age of the building	:	22 years
6	Life of the building estimated	:	38 years Subject to proper, preventive periodic maintenance & structural repairs.
Remarks: The loading between measured area to agreement built up area is 42%. We adjusted the rate accordingly.			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	185.00 Sq. Ft.	8,000.00	14,80,000.00
2	Total Fair Market Value of the Property			14,80,000.00
3	Realizable value of the property			13,32,000.00
4	Distress value of the property			11,84,000.00
5	Insurable value of the property (156.00 X 2,000.00)			3,12,000.00
6	Guideline value / Ready Reckoner Value of the property (156.00 X 5,565.00)			8,68,140.00

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

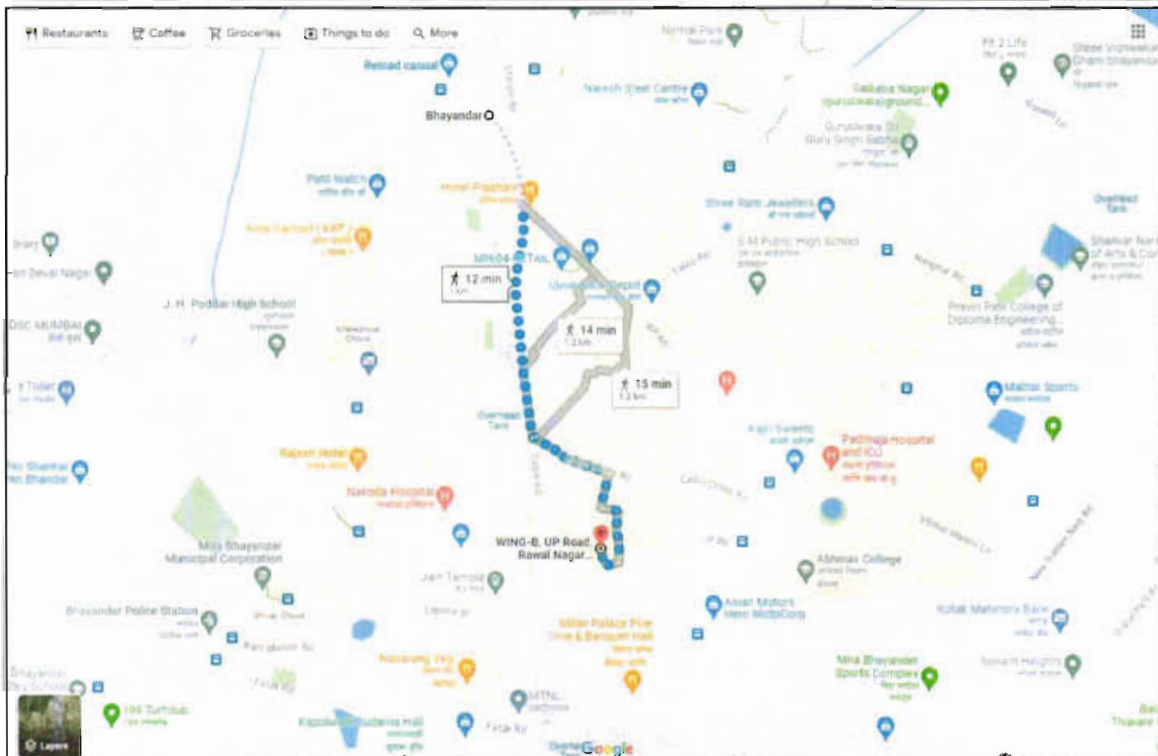
Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,500.00 to ₹ 8,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, 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. We estimate ₹ 8,000.00 per Sq. Ft. for valuation.

Actual site photographs



Route Map of the property



Latitude Longitude: 19°18'09.7"N 72°51'17.9"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar– 1.0 Km.)

Ready Reckoner

Open Land		Residence	Office	Shop	Industry	Unit
24800		69800	80300	109200	80300	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	69,800.00			
No Reduced by Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced)	69,800.00	Sq. Mt.	6,485.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,800.00			
The difference between land rate and building rate (A – B = C)	45,000.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years)	78%			
Rate to be adopted after considering depreciation [B + (C x D)]	59,900.00	Sq. Mt.	5,565.00	Sq. Ft.

Multi-Storied building without Lift

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

	Location of Flat / Commercial Unit in the building	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%

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 | My Bookings | Post Your Property | Sign Up | Log In

1 BHK Flat In Toral Kurpa For Sale In Bhayandar East | ₹ 30 Lacs | ₹ 17,194/Month | 350 sq ft

Home | Flats for Sale in Mumbai | Flats for Sale in Bhayandar east | 1BHK Flat for Sale in Bhayandar east | Property Details

Photos | Location

1 Bedroom | 1 Bathroom | NA | Bike

Apr 19, 2023 | Immediately | Toral Kurpa | None

Get Owner Details

Price trends by NBEstimate | Check Now

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

NOBROKER | My Bookings | Post Your Property | Sign Up | Log In

1 RK Flat For Sale In Bhayandar East | ₹ 17 Lacs | ₹ 9,743/Month | 175 sq ft

Home | Flats for Sale in Mumbai | Flats for Sale in Bhayandar east | 1RK Flat for Sale in Bhayandar east | Property Details

Photos | Location

1 Bedroom | 1 Bathroom | NA | Bike

May 11, 2023 | Immediately | Standalone Building | None

Get Owner Details

Price trends by NBEstimate | Check Now

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price Indicators

NOBROKER In Rentals Post New Property Sign Up Log In

1 RK Flat in Sai Shanti Chsl For Sale in Cabin Cross Road ₹25 Lacs ₹14,328/Month 260 [View Home Loan](#)

Property Details

- 1 Bedroom
- 1 Bathroom
- NA
- None

Apr 30, 2023
Immediately
Sai Shanti Chsl

[Get Owner Details](#)

Price trends by iBEstimate [Check Now](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Think.Innovate.Create

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th May 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **185.00 Sq. Ft. Built up Area** in the name of **Mr. Jagdish Kisanlal Jain**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Jagdish Kisanlal Jain**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **185.00 Sq. Ft. Built up Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

