

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-663/23-24	Dated 19-May-23
Buyer (Bill to) COSMOS BANK- BORIVALI MRO A-2 Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India. 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. 31447 / 2300666	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI 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. Abhishek Prabhujoshi & Mrs. Urmila Abhishek Joshi - Residential Flat No. 631, 6th Floor, Wing- H, Building No. 2B, "Bhoomi Green Co-op. Hsg. Soc. Ltd.", Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066, 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
 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Abhishek Prabhujoshi & Mrs. Urmila Abhishek Joshi**

Residential Flat No. 631, 6th Floor, Wing- H, Building No. 2B, "Bhoomi Green Co-op. Hsg. Soc. Ltd.",
Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066,
State - Maharashtra, Country - India.

Latitude Longitude - 19°13'37.1"N 72°51'59.4"E

Valuation Done for:

Cosmos Bank

Borivali MRO A-2 Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),
Mumbai - 400 092, 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, Akruti 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. 631, 6th Floor, Wing- H, Building No. 2B, “**Bhoomi Green Co-op. Hsg. Soc. Ltd.**”, Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066, State - Maharashtra, Country – India belongs to **Mr. Abhishek Prabhuji Joshi & Mrs. Urmila Abhishek Joshi.**

Boundaries of the property.

North	: Building 2A
South	: Kulupwadi Road
East	: (NEW) Raheja Club House
West	: Internal 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 **₹ 1,77,93,580.00 (Rupees One Crore Seventy Seven Lakh Ninety Three Thousand Five Hundred Eighty 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: 2023.05.19 12:01:36 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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
Tele/Fax : +91 22 2837 1325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 631, 6th Floor, Wing- H, Building No. 2B, "Bhoomi Green Co-op. Hsg. Soc. Ltd.", Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066, 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 19.05.2023 for Bank Loan Purpose
2	Date of inspection	16.05.2023
3	Name of the owner/ owners	Mr. Abhishek Prabhuji Joshi & Mrs. Urmila Abhishek Joshi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 631, 6th Floor, Wing- H, Building No. 2B, "Bhoomi Green Co-op. Hsg. Soc. Ltd.", Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066, State - Maharashtra, Country – India. Contact Person: Mrs. Urmila Abhishek Joshi (Owner) Mobile No. 9833248038
6	Location, street, ward no	Kulupwadi Road
7	Survey/ Plot no. of land	CTS No. 520 A, 520 B, 520 C, R / Central ward of Village – Kanheri
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. = 636.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 658.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 790.00 (Area as per Index – II)

13	Roads, Streets or lanes on which the land is abutting	Kulupwadi 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.

	year of completion	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, Borivali MRO A-2 Branch to assess fair market value as on 19.05.2023 for Residential Flat No. 631, 6th Floor, Wing- H, Building No. 2B, "Bhoomi Green Co-op. Hsg. Soc. Ltd.", Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066, State - Maharashtra, Country - India belongs to **Mr. Abhishek Prabhuji Joshi & Mrs. Urmila Abhishek Joshi**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.01.2005 b/w. Avinash Shanker Chougule, Mrs. Ashwini Avinash Chougule (The Vendors) and Mrs. Chandrika P. Joshi, Mr. Abhishek Prabhuji Joshi & Mrs. Urmila Abhishek Joshi (The Purchasers)
2	Copy of Society Share Certificate No. 302 dated 08.08.2010 in the name of Mr. Abhishek Prabhuji Joshi & Mrs. Urmila Abhishek Joshi
3	Copy of Society Letter dated 28.03.2023
4	Copy of Occupancy Certificate No. CHE / 9797 / BP (WS) / AR Dated 06.02.2004 issued by Municipal Corporation of Greater Mumbai

LOCATION:

The said building is located at CTS No. 520 A, 520 B, 520 C, R / Central ward of Village – Kanheri. The property falls in Residential Zone. It is at a walkable distance 800 Mts. from Devipada Metro station.

BUILDING:

The building under reference is having Stilt + 8 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 6th Floor is having 4 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. **BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering.

Valuation as on 19th May 2023

The Carpet Area of the Residential Flat	:	658.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2004 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	19 years
Cost of Construction	:	790.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,12,000.00
Depreciation $\{(100-10) \times 19 / 60\}$:	28.50%
Amount of depreciation		₹ 6,30,420.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,89,315.00 per Sq. M. i.e. ₹ 17,588.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,68,306.00 per Sq. M. i.e. ₹ 15,636.00 per Sq. Ft.
Prevailing market rate	:	₹ 28,000.00 per Sq. Ft.
Value of property as on 19.05.2023	:	658.00 Sq. Ft. X ₹ 28,000.00 = ₹ 1,84,24,000.00

(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 19.05.2023	:	₹ 1,84,24,000.00 - ₹ 6,30,420.00 = ₹ 1,77,93,580.00
Total Value of the property	:	₹ 1,77,93,580.00
The Realizable value of the property	:	₹ 1,60,14,222.00
Distress value of the property	:	₹ 1,42,34,864.00
Insurable value of the property	:	₹ 22,12,000.00
Guideline value of the property	:	₹ 1,23,52,440.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 631, 6th Floor, Wing- H, Building No. 2B, "Bhoomi Green Co-op. Hsg. Soc. Ltd.", Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066, State - Maharashtra, Country – India for this particular purpose at **₹ 1,77,93,580.00 (Rupees One Crore Seventy Seven Lakh Ninety Three Thousand Five Hundred Eighty Only)** as on **19th May 2023**.

NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **19th May 2023 is ₹ 1,77,93,580.00 (Rupees One Crore Seventy Seven Lakh Ninety Three Thousand Five Hundred Eighty 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:

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

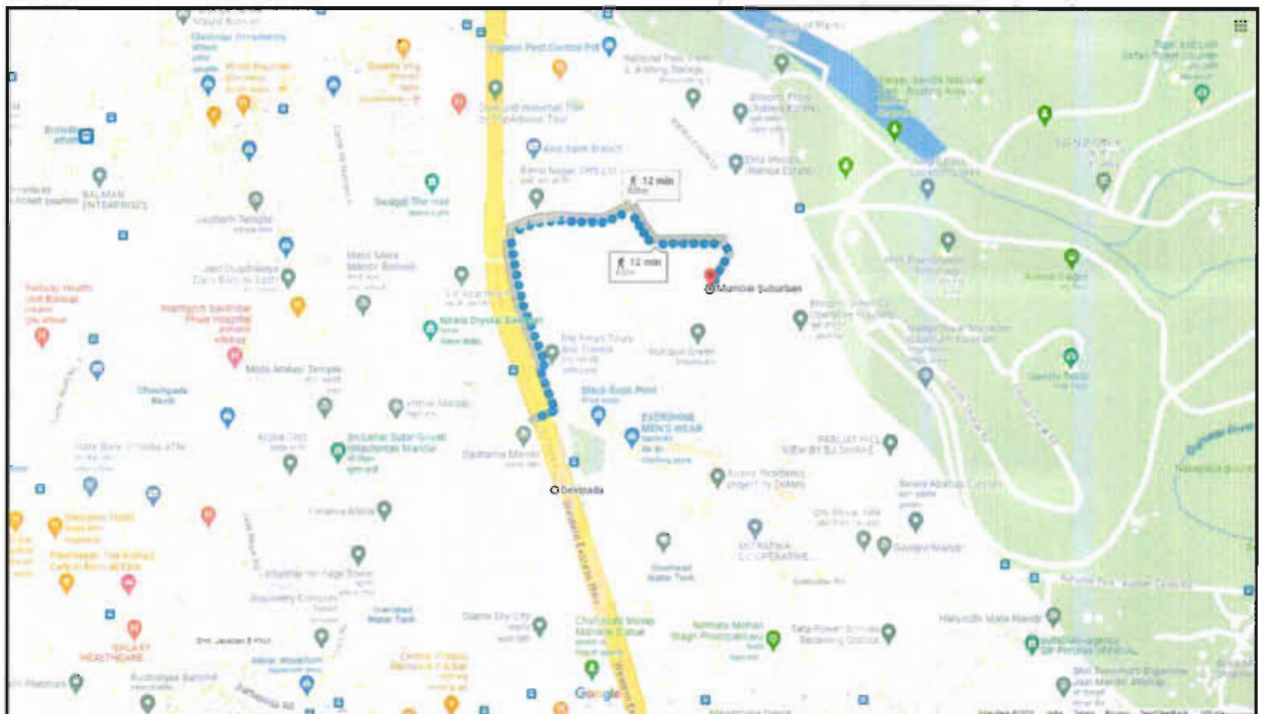


ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 8 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	2004 (As per Occupancy Certificate)
4.	Estimated future life	41 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 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	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	2 Lifts
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

Route Map of the property

Site u/r



Latitude Longitude - 19°13'37.1"N 72°51'59.4"E

Note: The Blue line shows the route to site from nearest Metro station (Devipada – 800 Mts.)

Ready Reckoner Rate

DIVISION / VILLAGE : KANHERI 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: Express Highway to the West, Village Boundary to the South, National Park to the North-East, All the Surrounded Portion.					
Rate of Land + Building in ₹ per sq. m. Built Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
85	85/381	84270	180300	207340	225370	180300
C. T.S.No. 518A/1, 518A/2, 518A/4, 518A/5, 518A/6, 518B/1, 518G, 519, 520, 538, 539, 540, 541, 542, 543, 544, 545, 546, 546, 547, 548, 550, 553A, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569.						
Compare With Previous Year						

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Price Indicators

The screenshot displays a real estate listing on the Magicbricks website. The listing is for a 3BHK apartment in Borivali East, Mumbai, with a price of ₹2.90 Cr. The listing includes a main photo of the building and several smaller photos of the interior. The listing also shows the project name 'Sahara estate bhoomi green borivali east', the floor number '1 (Out of 16 Floors)', and the furnished status 'Semi-Furnished'. The listing is posted on April 25, 2023, and the contact owner is Ashish. The listing includes a 'Contact Owner' button and a 'Get Phone No.' button.

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Price Indicators

Bhoomi Green CHS
1 Bedroom 452 Sq.Ft. Apartment
 in Borivali East Mumbai
 Listing ID: 99512185

₹ 1.2 Cr.

2 Bedroom
 Semi-Furnished
 2 Bathroom
 452 Sq Ft (Carpet Area)
 East Facing

Key Highlights

- Safe & Secure Locality
- Affordable
- Water Supply
- Well Maintained
- Family

Shop-in-shop (The Borivali East Mumbai) is well maintained and well-located apartment which is located at a safe and secure locality.

- The Semi-Furnished apartment is listed at a price of ₹ 1,20,00,000
- The property is located at 452 sqft and is on the 10th floor in a 9-10 story building
- The apartment is Semi-Furnished and does come with 1 balcony facility
- The property has been designed with a spacious layout and is a perfect home for the family
- It is a fully-enclosed apartment and is approved AHO location

Contact our Real Estate Experts
 Prasad Rajaram Shinde
 +91 9820022243

Bhoomi Green CHS
2 Bedroom 735 Sq.Ft. Apartment
 in Borivali East Mumbai
 Listing ID: 44262775

₹ 2.1 Cr.

2 Bedrooms + Extra Room
 Semi-Furnished
 2 Bathroom
 735 Sq Ft (Carpet Area)

Property Information

Listing Type Sale	Property Type Residential	Building Type Apartment
City Mumbai	Locality Borivali East	Area 735 Sq.Ft (Carpet Area)
Price 2.1 Cr	Possession Status Ready To Move	Furnishing Status Semi-Furnished
Number of Rooms 2	Number of Bedroom 2	Covered Parking 1

Contact our Real Estate Experts
 Ashish Singh
 +91 9820022243



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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 **₹ 1,77,93,580.00 (Rupees One Crore Seventy Seven Lakh Ninety Three Thousand Five Hundred Eighty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.19 12:01:50 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar

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

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