

## 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-662/23-24</b>	Dated <b>19-May-23</b>
Buyer (Bill to) <b>COSMOS BANK- BORIVALI MRO A-2</b> 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 <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>31464 / 2300665</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

Remarks:

"Mr. Vivek S. Mahajan - Residential Flat No. 407, 4th Floor, Wing- B, Building No. 2A, "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

for Vastukala Consultants (I) Pvt Ltd

Authenticated 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. Vivek S. Mahajan**

Residential Flat No. 407, 4<sup>th</sup> Floor, Wing- B, Building No. 2A, "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°13'37.6"N 72°51'59.2"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, 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. 407, 4<sup>th</sup> Floor, Wing- B, Building No. 2A, "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. Vivek S. Mahajan**.

### Boundaries of the property.

North	:	Green Avenue 2
South	:	Internal Road & Bhoomi Green A Wing
East	:	Bhoomi Breeze M Wing
West	:	Kulupwadi 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 **₹ 1,20,92,080.00 (Rupees One Crore Twenty Lakh Ninety Two Thousand 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,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
c=IN, email=sharad@vastukala.org, c=IN  
Date: 2023.05.19 11:53:49 +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	Wanded	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 Report of Residential Flat No. 407, 4<sup>th</sup> Floor, Wing- B, Building No. 2A, "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	<b>Mr. Vivek S. Mahajan</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. 407, 4 <sup>th</sup> Floor, Wing-B, Building No. 2A, "Bhoomi Green Co-op. Hsg. Soc. Ltd.", Raheja Estate, Kulupwadi Road, Kanheri, Borivali (East), Mumbai, Pin Code - 400 066, State - Maharashtra, Country – India.  <b>Contact Person:</b> Jayeshree Mahajan (Owner) Mobile No. 9892152463
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 450.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 448.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 538.00

		(Carpet Area + 20%)
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.
	<b>Remark:</b>	

## 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. 407, 4<sup>th</sup> Floor, Wing- B, Building No. 2A, "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. Vivek S. Mahajan**.

### We are in receipt of the following documents:

1	Copy of Gift Deed dated 14.03.2018
2	Copy of Commencement Certificate No. CHE / A – 2849 / BP (WS) / AR Dated 15.10.2001 issued by Municipal Corporation of Greater Mumbai
3	Copy of Occupancy Certificate No. CHE / A – 2849 / BP (WS) / AR Dated 23.05.2003 issued by Municipal Corporation of Greater Mumbai
4	Copy of Share Certificate No. B/47 dated 24.06.2018
5	Copy of Society Registration Certificate dated 21.10.2007

### 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 750 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. 4<sup>th</sup> Floor is having 4 Residential Flat. The building is having 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 4<sup>th</sup> Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. 1 BHK + 2 Toilets). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush & glass doors, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering.

**Valuation as on 19<sup>th</sup> May 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>448.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2003 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 years
Cost of Construction	:	538.00 Sq. Ft. X ₹ 2,800.00 = ₹ 15,06,400.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%
Amount of depreciation		₹ 4,51,920.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,80,300.00 per Sq. M. i.e. ₹ 16,750.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,61,094.00 per Sq. M. i.e. ₹ 14,966.00 per Sq. Ft.
Prevailing market rate	:	₹ 28,000.00 per Sq. Ft.
<b>Value of property as on 19.05.2023</b>	<b>:</b>	<b>448.00 Sq. Ft. X ₹ 28,000.00 = ₹ 1,25,44,000.00</b>

(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)

<b>Depreciated fair value of the property as on 19.05.2023</b>	<b>:</b>	<b>₹ 1,25,44,000.00 - ₹ 4,51,920.00 = ₹ 1,20,92,080.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,20,92,080.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 1,08,82,872.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 96,73,664.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 15,06,400.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 80,51,708.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 407, 4<sup>th</sup> Floor, Wing- B, Building No. 2A, "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 **₹ 1,20,92,080.00 (Rupees One Crore Twenty Lakh Ninety Two Thousand Eighty Only) as on 19<sup>th</sup> May 2023.**

**NOTES**

- 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 **19<sup>th</sup> May 2023 is ₹ 1,20,92,080.00 (Rupees One Crore**



**Twenty Lakh Ninety Two Thousand 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:

Think.Innovate.Create

**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Still + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Fl situated on 4 <sup>th</sup> Floor
3	Year of construction	2003 (As per Occupancy Certificate)
4	Estimated future life	40 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

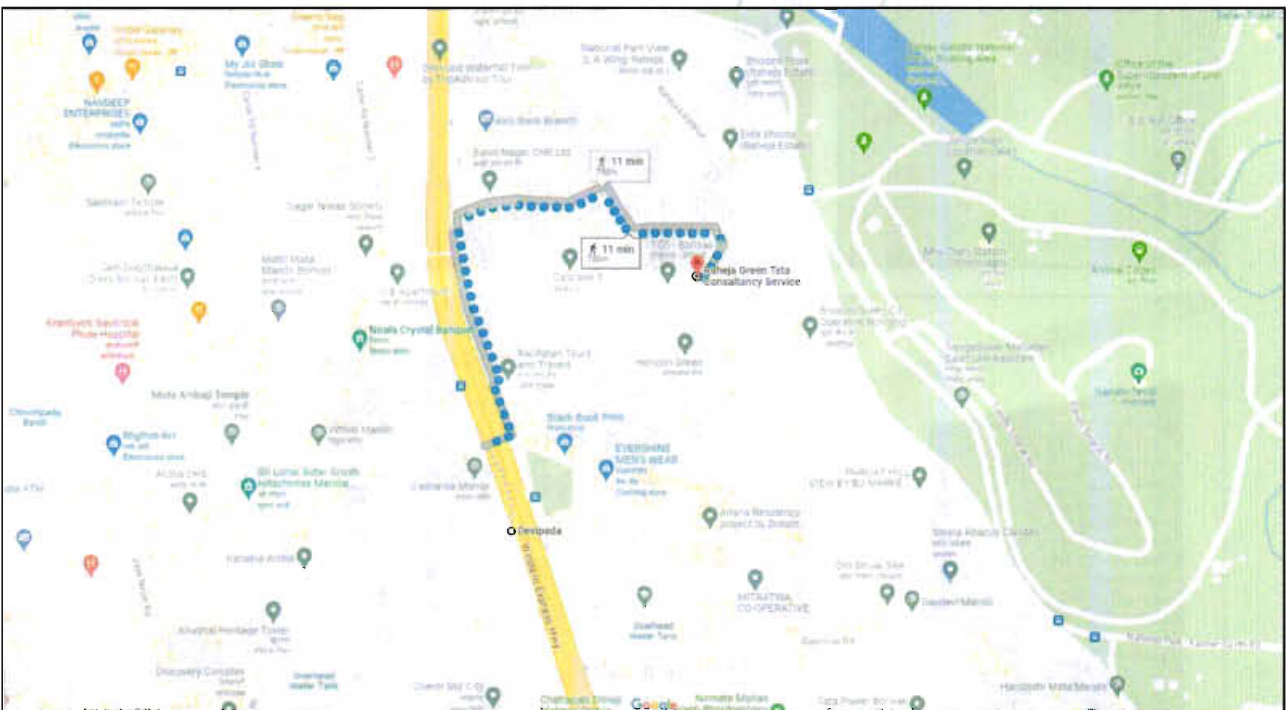


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°13'37.6"N 72°51'59.2"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Devipada – 750 Mts.)



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## 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							
<span style="background-color: #0070c0; color: white; padding: 2px 5px;">Compare With Previous Year</span> <span style="float: right; color: #0070c0;">↓</span>							

Think.Innovate.Create

## Price Indicators

The screenshot displays a real estate listing on the Magicbricks website. The main heading is "₹2.90 Cr" with a "Get ₹ 27,000 cashback on Home Loan" offer. The property is a 3BHK apartment in Borivali East, Mumbai, with a carpet area of 941 sqft. It is located on the 1st floor of a 16-story building. The listing includes a "Contact Owner" button and a "Get Phone No." button. The property is described as "Semi-Furnished" and "Ready to Move".

Property Details	Project	Floor	Transaction Type
3BHK, 941 sqft, 3 Baths, 1 Balcony, Semi-Furnished	Rajhaja Estate, Bhoomi Green, Borivali East	1 (Out of 16 Floors)	Resale
Status: Ready to Move	Facing: East	Lifts: 2	Furnished Status: Semi-Furnished

Think.Innovate.Create





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

This exercise is to assess **Fair Market Value** of the property under reference as on **19<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 ₹ 1,20,92,080.00 (Rupees One Crore Twenty Lakh Ninety Two Thousand Eighty Only).

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=India,  
email=sm@vastukala.org, c=IN  
Date: 2023.05.19 11:54:02 +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

Think.Innovate.Create