

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) STATE BANK OF INDIA- RASMECCC Panvel RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-791/23-24 Dated 26-May-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 31534 / 2300793 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI 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**

Remarks:
 Mr. Kishor Kisan Gawand - Residential Flat No. 301, 3rd Floor, B Wing, "Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. 60, Sector - 21, Kharghar, Navi Mumbai - 410210, 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 : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : **vastukala@icici**
for Vastukala Consultants (I) Pvt Ltd

Rathod
 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: **Mr. Kishor Kisan Gawand**

Residential Flat No. 301, 3rd Floor, B Wing, "Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. 60, Sector – 21, Kharghar, Navi Mumbai – 410210, State – Maharashtra, Country – India.

Latitude Longitude: 19°02'56.6"N 73°04'06.5"E

Valuation Prepared for:

State Bank of India




RASMECCC Panvel Branch

Shop No 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai, Taluka & District – Thane, 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
 Tele/Fax : +91 22 28371325/24
 mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, B Wing, "Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. 60, Sector – 21, Kharghar, Navi Mumbai – 410210, State – Maharashtra, Country – India belongs to **Mr. Kishor Kisan Gawand**.

Boundaries of the property.

North	:	Nalanda CHSL
South	:	Apeejay School Road
East	:	Ashiana CHSL
West	:	Siema CHSL

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 ₹ 65,86,768.00 (Rupees Sixty Five Lakh Eighty Six Thousand Seven Hundred Sixty Eight 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India, email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400093, st=Maharashtra, serialNumber=2603404SKVS, cn=Manoj Baburao Chalikwar
Date: 2023.05.26 10:52:51 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Panelment No.: SME/TCC/2021-22/86/3



Our Pan India Presence at :

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

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Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Assistant General Manager,
State Bank of India
RASMECCC Panvel Branch
 Shop No 5, Ground Floor, Sharda Terrace,
 Plot No. 65, Sector-11, CBD Belapur,
 Navi Mumbai, Taluka & District – Thane,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 24.05.2023
	b) Date on which the valuation is made	: 26.05.2023
3.	List of documents produced for perusal: 1. Copy of Share Certificate No. 7 dated 20.12.2009 in the name of Mr. Kishor Kisan Gawand issued by Vinayak Co-op. Hsg. Soc. Ltd. 2. Copy of Allotment Letter in the name of Mr. Kishor Kisan Gawand issued by Vinayak Co-op. Hsg. Soc. Ltd. 3. Copy of Occupancy Certificate No. CIDCO / BP / ATPO / 1657 dated 27.12.004 issued by CIDCO. 4. Copy of Development Permission No. CIDCO / EE (BP) / ATPO / 1320 dated 20.10.1999 issued by CIDCO. 5. Copy of Commencement Certificate No. CIDCO / EE (BP) / ATPO / 1320 dated 20.10.1999 issued by CIDCO.	
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. Kishor Kisan Gawand Address: Residential Flat No. 301, 3 rd Floor, B Wing, "Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. 60, Sector – 21, Kharghar, Navi Mumbai – 410210, State – Maharashtra, Country – India. Contact Person: Mr. Kishor Kisan Gawand (Owner) Contact No. 9220261975 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 301 located on 3 rd Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area (i.e., 2BHK with 2 Toilets). The property is at 3.7 Km. travelling distance from nearest railway station Kharghar.
6.	Location of property	:



		Built Up Area in Sq. Ft. = 553.00 (Measured Carpet + 20%)
		Built Up Area in Sq. Ft. = 721.00 (Area as per Allotment Letter)
14.	Latitude, Longitude & Co-ordinates of flat	: 19°02'56.6"N 73°04'06.5"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: Carpet Area in Sq. Ft. = 461.00 (Area as per actual site measurement)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Tenant Occupied
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Plot No. 60, Sector – 21
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Kharghar CIDCO
	Door No., Street or Road (Pin Code)	: Residential Flat No. 301, 3 rd Floor, B Wing, "Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. 60, Sector – 21, Kharghar, Navi Mumbai – 410210, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2004 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 3 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 2 Flats on 3 rd 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	: 3 rd Floor
2	Door No. of the flat	: Residential Flat No. 301
3	Specifications of the flat	:
	Roof	: R.C.C. Slab



3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 12,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 85,425.00 per Sq. M. i.e. ₹ 7,936.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 77,858.00 per Sq. M. i.e. ₹ 7,233.00 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 / Rgstin. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	19 Years
	Life of the building estimated	:	41 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	28.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,788.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 14,288.00 per Sq. Ft.
	Remark:		
	1. As per site inspection, actual Carpet Area is 461.00 Sq. Ft. and Built Up Area 721.00 Sq. Ft. mentioned in the Allotment Letter. The loading between Carpet to Built up is 56%. For the purpose of valuation, we have considered least area i.e. Carpet Area as per actual site measurement.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	461.00 Sq. Ft.	14,288.00	65,86,768.00
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			
	Total / Realizable value of the property			65,86,768.00
	Insurable value of the property (553.00 X 2,500.00)			13,82,500.00
	Guideline value of the property (553.00 X 7,233.00)			39,99,849.00

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.

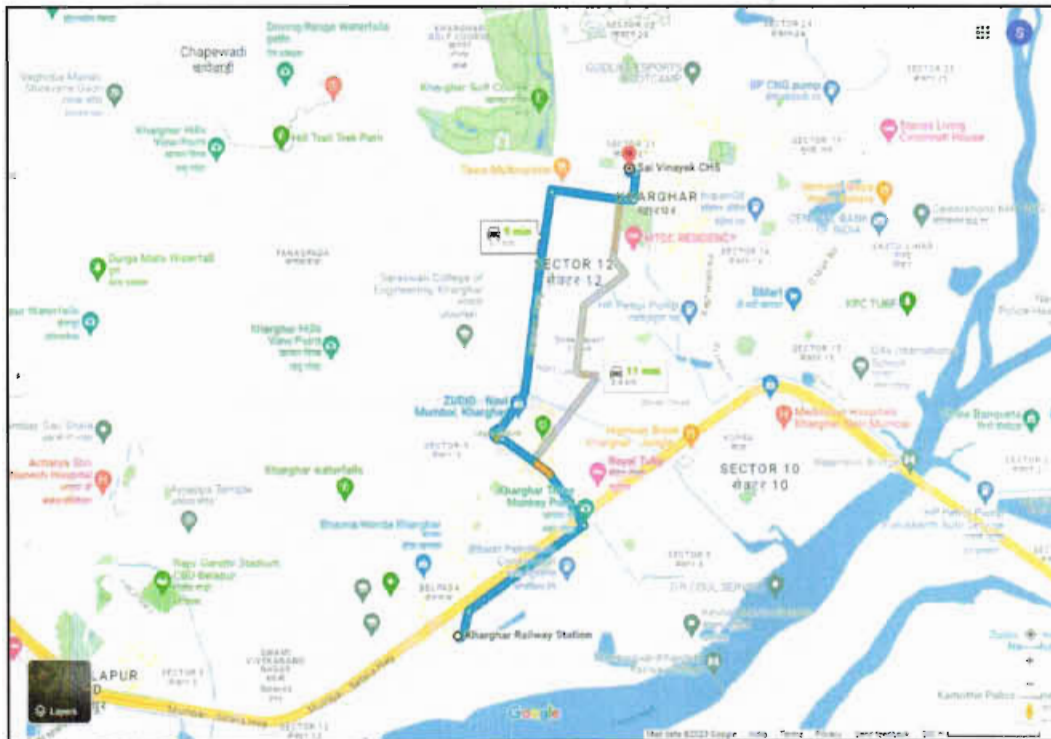
Method of Valuation / Approach

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 ₹ 13,500.00 to ₹ 15,500.00 per Sq. Ft. on Carpet 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 ₹ 14,288.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 14,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Route Map of the property

Site,u/r



Latitude Longitude: 19°02'56.6"N 73°04'06.5"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 3.7 Km.)

Allotment Letter

“VINAYAK” Co-op. Hsg. Society (Regd.)
Reg. No. NBOM/CIDCO/HSG (OH)633/JTR/1988-99
42/2111, Gandhi Nagar, Bandra (East), Mumbai - 400 051.

Chief Promoter : Ganesh V. Prabhu Res. Phone: 641 0411

Ref. _____ Date _____

To
Mr. Kishore Kisan Gawand.

Re: ALLOTMENT OF FLAT NO. 301 ON THE THIRD FLOOR IN 'B' WING OF THE VINAYAK CO-OP. HSG. SOCIETY (Regd.)

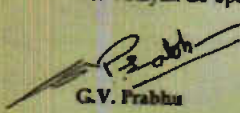
Dear Sir,

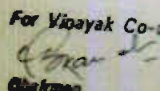
You are a member of the Vinayak Co-operative Housing Society having registered address at Sector 21, Plot no. 60, Kharghar, Navi Mumbai, Tahsil Panvel, Dist Raigad with the Registration No. NBOM / CIDCO / HSG / (OH) - 633/ JTR/ 1988-99.

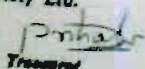
1. That as per plan approved by the Planning Authorities of the CIDCO you have been allotted a flat admeasuring 721.14 Sq. Ft. built up area.
2. That the Special General body meeting held on the 13th November 2000 in which the business of allotment of flats was conducted you have been allotted Flat bearing No. 301 on the Third floor in 'B' Wing.
3. The cost of the flat including land cost and construction cost is Rs.5,44,400.00 (Rs. Five Lakhs Forty Four thousand and Four Hundred only).

We hope that our society and our members will work together and co-operate with each other to make this project success and complete the construction work as fast as possible we need full co-operation from every corner.

Thanking you,
Yours faithfully,
For Vinayak Co-operative Housing Society.


G.V. Prabhu
(SECRETARY)


Chairman


Treasurer

For Vinayak Co-op. Housing Society Ltd.

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj 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 26.05.2023 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 24.05.2023. 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
- n. I have not been convicted of an offence connected with any proceeding under the

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was owned by Mr. Kishor Kisan Gawand.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel Branch to assess value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
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 - 24.05.2023 Valuation Date - 26.05.2023 Date of Report - 26.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 24.05.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
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

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

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).

