

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) Zoroastrian Co-operative Bank Ltd Mahim Branch G-2, / Delta Apartment, Soonawala Agairy Lane, OFF M M Chottani Marg, Mahim Mumbai 400016 GSTIN/UIN : 27AAAAZ0071B1ZW State Name : Maharashtra, Code : 27	Invoice No. PG-922/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 31710 / 2300923 Dispatched through Terms of Delivery	Dated 3-Jun-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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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)

Indian Rupee Four Thousand Seven Hundred Twenty Only

E. & O.E

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**

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. Kishinchand Mulchand Laungani & Mr. Naresh Kishinchand Laungani - Residential Flat No. 11, 3rd Floor, ""Neel Kiran Co-op. Hsg. Soc. Ltd."" , S. V. Road, Khar (West), Mumbai - 400 052, 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

Rathod
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. Kishinchand Mulchand Laungani & Mr. Naresh Kishinchand Laungani**

Residential Flat No. 11, 3rd Floor, "Neel Kiran Co-op. Hsg. Soc. Ltd.", S. V. Road, Khar (West),
Mumbai - 400 052, State - Maharashtra, Country – India.

Latitude Longitude - 19°04'06.0"N 72°50'15.2"E

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Valuation Done for:


The Zoroastrian Co-operative Bank Ltd
Mahim Branch

G-2, / Delta Apartment, Soonawala Agairy Lane, OFF M M Chottani Marg, Mahim, Mumbai – 400 016,
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

This is to certify that the property bearing Residential Flat No. 11, 3rd Floor, "Neel Kiran Co-op. Hsg. Soc. Ltd.", S. V. Road, Khar (West), Mumbai - 400 052, State - Maharashtra, Country – India belongs to **Mr. Kishinchand Mulchand Laungani & Mr. Naresh Kishinchand Laungani**.

Boundaries of the property.

North	Shanti Sagar CHSL
South	Ramee Guestline Hotel
East	5 th Road
West	S. V. Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at ₹ 1,72,20,000.00 (Rupees One Crore Seventy Two Lakh Twenty 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 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=rcs@vastukala.org, c=IN
Date: 2023.05.03 14:29:46 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



Our Pan India Presence at :

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

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mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	:	02.06.2023
2	Purpose of valuation	:	As per request from The Zoroastrian Co-operative Bank Ltd, Mahim Branch, Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	:	Sharad B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over to The Valuer By The Bank	:	<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 09.04.2012 2. Copy of Occupancy Certificate No. CE / 2035 / BSII / A / H dated 29.05.1970 issued by Municipal Corporation of Greater Mumbai. 3. Copy of Society Share Certificate No. 17 dated 12.08.2012
5	Details of enquiries made/ visited to government office for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	:	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	:	No
8	Present/Expected Income from the property	:	₹ 35,000.00 Expected rental income per month
	Property Details	:	
9	Name(s) of the Owner	:	Mr. Kishinchand Mulchand Laungani & Mr. Naresh Kishinchand Laungani.
	Address	:	Residential Flat No. 11, 3 rd Floor, " Neel Kiran Co-op. Hsg. Soc. Ltd. ", S. V. Road, Khar (West), Mumbai - 400 052, State - Maharashtra, Country – India. Contact Person: Mr. Sanjay Laungani (Owner's Representative) Contact No. 9920276784
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Joint Ownership Details of share of ownership is not available
11	Brief description of the property.	:	The property is a Residential Flat No. 11 is located on 3 rd Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + Toilet. (i.e. 1 BHK + Toilet). The property is at 400 Mts. walkable distance from nearest railway station Khar Road.
12	Location of the property (C.T.S. No., Survey	:	Plot No. 758, A & B, CTS No. E/762 of Village –

34	Type of road available	:	B.T. Road
35	Front Width of the Road?	:	12.00 Mt. wide
36	Source of water & water potentiality.	:	Municipal Water Supply
37	Type of Sewerage System.	:	Connected to Municipal Sewerage System
38	Availability of power supply.	:	Yes
39	Advantages of the site.	:	Located in developed area
40	Disadvantages of the site.	:	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records
Valuation of the property:			
42	Total area of the Residential Flat	:	Carpet Area in Sq. Ft. = 415.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 410.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 492.00 (Carpet Area + 20%)
43	Prevailing market rate.	:	₹ 42,000.00 per Sq. Ft. rate on Carpet Area
44	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
45	PLC Rate per Sq. Ft.	:	₹ 0.00
46	Total Rate per Sq. Ft.	:	₹ 42,000.00 per Sq. Ft.
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 3,17,480.00 per Sq. M. i.e. ₹ 29,495.00 per Sq. Ft.
	Guideline rate (after depreciated)	:	₹ 2,56,763.00 per Sq. M. i.e. ₹ 23,854.00 per Sq. Ft.
48	Value of the property	:	₹ 1,72,20,000.00
49	The realizable value of the property	:	₹ 1,54,98,000.00
50	Distress value of the property	:	₹ 1,37,76,000.00
51	Insurable value of the property	:	₹ 14,76,000.00
Technical details of the building:			
52	Type of building (Residential/ Commercial)	:	Residential
53	Year of construction.	:	1970 (As per Occupancy Certificate)
54	Future life of the property.	:	7 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	:	Ground + 6 Upper Floors. 3 rd Floor is having 4 Residential Flats. 1 Lift is provided in the building
Type of construction			

56	(Load bearing/ R.C.C./ Steel framed)	:	R.C.C. Framed Structure
Condition of the building.			
57	External (excellent/ good/ normal/ poor)	:	Normal
58	Internal (excellent/ good/ normal/ poor).	:	Good
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	:	As Occupancy Certificate is available, we assumed that the construction is as per approved plan.
Remarks:			
60	Specifications of Construction:		
sr.	Description	:	3rd Floor
a	Foundation	:	R.C.C. Foundation
b	Basement	:	No
c	Superstructure	:	R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls.6-inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	:	Teak wood door framed with flush door
e	RCC Work	:	R.C.C. Framed Structure
f	Plastering	:	Cement Plastering
g	Flooring, Skirting	:	Vitrified tiles flooring
h	Kitchen Platform	:	Marble Kitchen Platform
i	Whether any proof course is provided?	:	Yes
j	Drainage	:	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	:	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	:	Concealed wiring
m	Plumbing Installation (No. of closets and wash basins etc.)	:	Concealed plumbing
n	Bore Well	:	Not Provided
o	Wardrobes, if any	:	No.
p	Development of open area	:	Open Parking, Cement concrete in open spaces, etc.
Valuation of proposed construction/ additions/ renovation if any:			
61	SUMMARY OF VALUATION:		
	Part I Land	:	₹ 0.00
	Part II Building	:	₹ 1,72,20,000.00
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	Part IV Proposed construction	:	₹ 0.00
	TOTAL.	:	₹ 1,72,20,000.00
Calculation:			
1	Construction	:	

1.01	Built up Area of Residential Flat	:	492.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 3,000.00 per Sq. Ft.
1.03	Cost of Construction = (1.01x1.02)	:	₹ 14,76,000.00
2	Value of property	:	
2.01	Carpet Area of Residential Flat	:	410.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 42,000.00 per Sq. Ft.
2.03	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
2.04	PLC Rate per Sq. Ft.	:	₹ 0.00
2.05	Total Rate per Sq. Ft.	:	₹ 42,000.00 per Sq. Ft.
2.06	Value of Residential Flat = (2.01x2.05)	:	₹ 1,72,20,000.00
3	The value of the property.	:	₹ 1,72,20,000.00

I certify that,

I/ my authorized representative, has inspected the subject property on 02.06.2023. Mr. Sanjay Laungani (Owner's Representative) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

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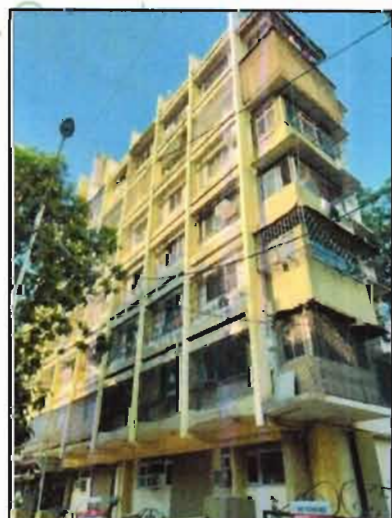
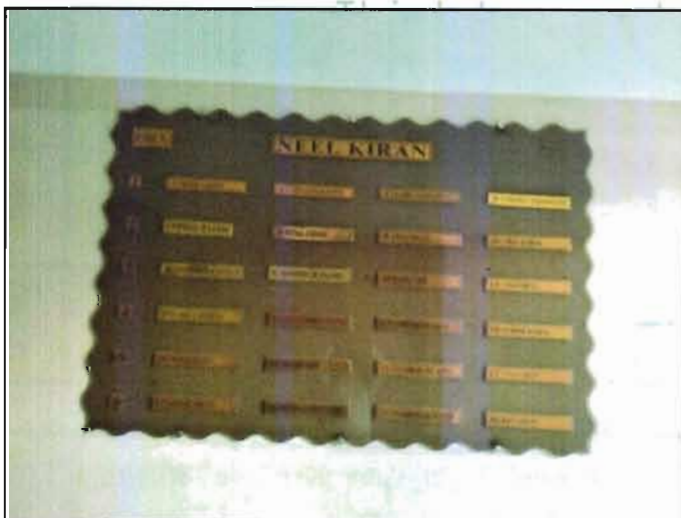
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Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE : BANDRA E
 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	Road: Swami Vivekanand Road (S. V. Road).		

Rate of Land + Building in ₹ per sq. m. Built Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
24	24/145	202920	317480	367500	488100	317480

C. T. S. No. 626, 627, 633, 634, 635, 636, 637, 638, 639, 640, 735B, 749, 750, 751, 755, 756, 757, 758, 759, 763, 764, 778, 779, 779, 780, 781, 782, 783, 797, 799, 800, 801, 802.T.P.S. - Bandra - III.
 Final Plot No. 743A, 747, 757, 758A, 758B

= Compare With Previous Year
↓

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Price Indicator

NOBROKER

1 BHK Flat In Almond Sugar Flat Sale In Khar West

₹ 1.35 Crores
₹ 17,174/Month
410 sq ft

View Details

Home > 1 BHK Flat In Almond Sugar Flat Sale In Khar West > 1 BHK Flat For Sale In Khar West > Property Details

Photos Location

1 BHK Room
1 Bathroom
1 Balcony

Dec 16, 2022
Immediately
Almond Sugar

View Details

Price trends by NEERIMAR

Request what you see on this property

Liked by Broker Sold Out Wrong info

Overview

Age of Building	100 Years	Construction Type	Well Planned
Approximate Carpet Area	410 Sq Ft	Flooring	Marble Tiles
Carpet Area	410 Sq Ft	Carpet Area	410 Sq Ft
Commoning Status	Individual	Facing	South
Land Security	Yes	Parking	Two And Car

Activity On This Property

₹ 6.45
₹ 48
₹ 48

Similar Properties

1 BHK Flat In Sunandya One Flat Sale In Khar West

NOBROKER

2 BHK Flat In Almond Sugar Flat Sale In Khar West

₹ 1.75 Crores
₹ 14,111/Month
500 sq ft

View Details

Home > 2 BHK Flat In Almond Sugar Flat Sale In Khar West > 2 BHK Flat For Sale In Khar West > Property Details

Photos Location

2 BHK Room
2 Bathroom
1 Balcony

May 22, 2022
Immediately
Almond Sugar

View Details

Price trends by NEERIMAR

Request what you see on this property

Liked by Broker Sold Out Wrong info

Overview

Age of Building	100 Years	Construction Type	Well Planned
Approximate Carpet Area	500 Sq Ft	Flooring	Marble Tiles
Carpet Area	500 Sq Ft	Carpet Area	500 Sq Ft
Commoning Status	Individual	Facing	North East
Land Security	Yes	Parking	One

Activity On This Property

₹ 6.15
₹ 4
₹ 4

Similar Properties

1 BHK Flat In Sunandya One Flat Sale In Khar West

Price Indicator

NOBROKER
 2 BHK Flat in Mahim Heights For Sale in Khar West
 ₹ 1.25 Crores
 1.55 Lac/Month
 2 BHK
 2 Bathrooms
 554 sq. ft.
 Apr 26, 2021
 Immediate
 Mahim-Height
 2 BHK Flat in Mahim Heights For Sale in Khar West

Overview			
Age of Building	10 Years	Ownership Type	Self Owner
International Charge	₹ 1.4 For 50% In	Flooring	Yes
Built-up Area	554 sq.ft	Carpet Area	500 sq.ft
Resolving Board	Not Resolved	Facing	East
Plot	72x	Facing	Car
Ground Floor	-		

Activity On This Property
 ₹ 4.20K
 ₹ 1.1K
 ₹ 1.1K

Similar Properties
 2 BHK Flat in Tadarwan Clouse For Sale in Khar West
 2 BHK Flat in Khar West For Sale in Khar West

NOBROKER
 2 BHK Flat in Deepnaga Building For Sale in Khar West
 ₹ 2.5 Crores
 1.43 Lac/Month
 2 BHK
 2 Bathrooms
 564 sq. ft.
 Apr 26, 2021
 Immediate
 Deepnaga Building
 2 BHK Flat in Deepnaga Building For Sale in Khar West

Overview			
Age of Building	10 Years	Ownership Type	Self Owner
International Charge	₹ 1.4 For 50% In	Flooring	Marble/Granite
Built-up Area	564 sq.ft	Carpet Area	500 sq.ft
Resolving Board	Not Resolved	Facing	West
Plot	72x	Facing	Car
Ground Floor	-		

Activity On This Property
 ₹ 4.65K
 ₹ 1.1K
 ₹ 1.1K

Similar Properties
 2 BHK Flat in Deepnaga Cooperative Society For Sale in Khar West



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess value of the property under reference for **Fair Market Value** purpose as on dated **03rd June 2023**.

The term **Fair Market 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 knowledgeable 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.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 demand 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 1,72,20,000.00 (Rupees One Crore Seventy Two Lakh Twenty Thousand 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=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.03 14:26:57 +05:30

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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