

## 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.	Dated
	PG-995/23-24	7-Jun-23
Buyer (Bill to) <b>COSMOS BANK - VEERA DESAI ROAD</b> Veera Desai Road Andheri West Branch Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 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.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

Shri. Ketan Vaghji Shah & Mrs. Pushpa Ketan Shah -  
 Residential Flat No. 402, 4th Floor, "Rishabh Tower", J.  
 P. Road, Andheri (West), Mumbai – 400 053, 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**

*Patil*  
 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: **Shri. Ketan Vaghji Shah & Mrs. Pushpa Ketan Shah**

Residential Flat No. 402, 4<sup>th</sup> Floor, "Rishabh Tower", J. P. Road, Andheri (West),  
Mumbai – 400 053, State – Maharashtra, Country – India.

Latitude Longitude - 19°07'38.8"N 72°50'08.2"E

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### Valuation Prepared for:

**Cosmos Bank**

**Veera Desai Road Andheri (West)**

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),  
Mumbai – 400 053, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 402, 4<sup>th</sup> Floor, "Rishabh Tower", J. P. Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Shri. Ketan Vaghji Shah & Mrs. Pushpa Ketan Shah.**

Boundaries of the property.

North	: Andheri Sports Complex
South	: J. P. Road
East	: New Shree Kripa CHSL
West	: Parag Apartment

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 ₹ **2,91,27,500.00 (Rupees Two Crore Ninety One Lakh Twenty Seven Thousand Five Hundred 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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj.chalikwar@vastukala.org, c=IN, postalCode=400053, st=Maharashtra, serialNumber=1, uri=mailto:manoj.chalikwar@vastukala.org, cn=MANOJ BABURAO CHALIKWAR



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



### Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,  
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Valuation Report of Residential Flat No. 402, 4<sup>th</sup> Floor, "Rishabh Tower", J. P. Road, Andheri (West),  
Mumbai – 400 053, 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 07.06.2023 for Bank Loan Purpose
2	Date of inspection	05.06.2023
3	Name of the owner/ owners	<b>Shri. Ketan Vaghji Shah &amp; Mrs. Pushpa Ketan Shah</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 402, 4 <sup>th</sup> Floor, "Rishabh Tower", J. P. Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Pushpa Ketan Shah (Owner) Contact No. 9819331138
6	Location, street, ward no	J. P. Road, Andheri (West), Mumbai – 400 053
	Survey/ Plot no. of land	C.T.S No. 806 & 806/1 to 3 of Village Ambivali
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. = 910.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 955.00 (Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 1,050.00 (Area as per Index II)



13	Roads, Streets or lanes on which the land is abutting	J. P. Road, Andheri (West), Mumbai – 400 053
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.
	<b>IMPROVEMENTS</b>	
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
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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.



	year of completion	Occupancy 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, Veera Desai Road Andheri (West) Branch to assess fair market value as on 07.06.2023 for Residential Flat No. 402, 4<sup>th</sup> Floor, "Rishabh Tower", J. P. Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Shri. Ketan Vaghji Shah & Mrs. Pushpa Ketan Shah.**

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

1	Copy of Agreement for sale dated 16.09.2021 Between M/s. J. P. Developers (The Developer) and Mrs. Kavita J. Varaiya (The Confirming Party) and Shri. Ketan Vaghji Shah & Mrs. Pushpa Ketan Shah (the Purchaser's).
2	Copy of Part Occupancy Certificate No. CE / 8700 / WS / AK / OCC / 1 / New dated 29.07.2020 issued by Municipal Corporation of Greater Mumbai comprising of Basement + Ground + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Floors.
3	Copy of Commencement Certificate No. CE / 8700 / WS / AK dated 14.10.2013 issued by Municipal Corporation of Greater Mumbai.
4	Copy of RERA Certificate No. P51800006332 dated 14.08.2017.

### LOCATION:

The said building is located at C.T.S No. 806 & 806/1 to 3 of Village Ambivali, Andheri (West), Mumbai. The property falls in Residential Zone. It is at a walkable distance 220 M. from Azad Nagar metro station.

### BUILDING:

The building under reference is having Basement + Ground + 1<sup>st</sup> to 14<sup>th</sup> 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 building external condition is Good. The building is used for residential purpose. 4<sup>th</sup> Floor is having 3 Residential Flat. Building having 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of 3 Bedrooms + Living Room + Kitchen + 3 Toilet. (i.e., **3BHK with 3 Toilets**). The residential flat is finished with Italian marble flooring, Teak wood door frame with Solid flush doors, Powder coated aluminum sliding windows & Concealed electrification & Concealed plumbing, Cement plastering with POP false ceiling etc.

**Valuation as on 07<sup>th</sup> June 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>955.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2020 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	03 Years
Cost of Construction	:	1,050.00 X 2,700.00 = ₹ 28,35,000.00
Depreciation $\{(100-10) \times 03 / 60\}$	:	N.A. building age is below 5 years.
Amount of depreciation	:	N.A. building age is below 5 years.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,70,020.00 per Sq. M. i.e., ₹ 15,795.00 per Sq. Ft.
Prevailing market rate	:	₹ 30,500.00 per Sq. Ft.
<b>Value of property as on 07.06.2023</b>	<b>:</b>	<b>955.00 Sq. Ft. X ₹ 30,500.00 = ₹ 2,91,27,500.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 07.06.2023</b>	<b>:</b>	<b>₹ 2,91,27,500.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 2,91,27,500.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 2,62,14,750.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 2,33,02,000.00</b>
<b>Insurable value of the property (1,050.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 28,35,000.00</b>
<b>Guideline value of the property (1,050.00 X 15,795.00)</b>	<b>:</b>	<b>₹ 1,65,84,750.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4<sup>th</sup> Floor, "Rishabh Tower", J. P. Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India for this particular purpose at **₹ 2,91,27,500.00 (Rupees Two Crore Ninety One Lakh Twenty Seven Thousand Five Hundred Only)** as on 07<sup>th</sup> June 2023.



## **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **07<sup>th</sup> May 2023 is ₹ 2,91,27,500.00 (Rupees Two Crore Ninety One Lakh Twenty Seven Thousand Five Hundred 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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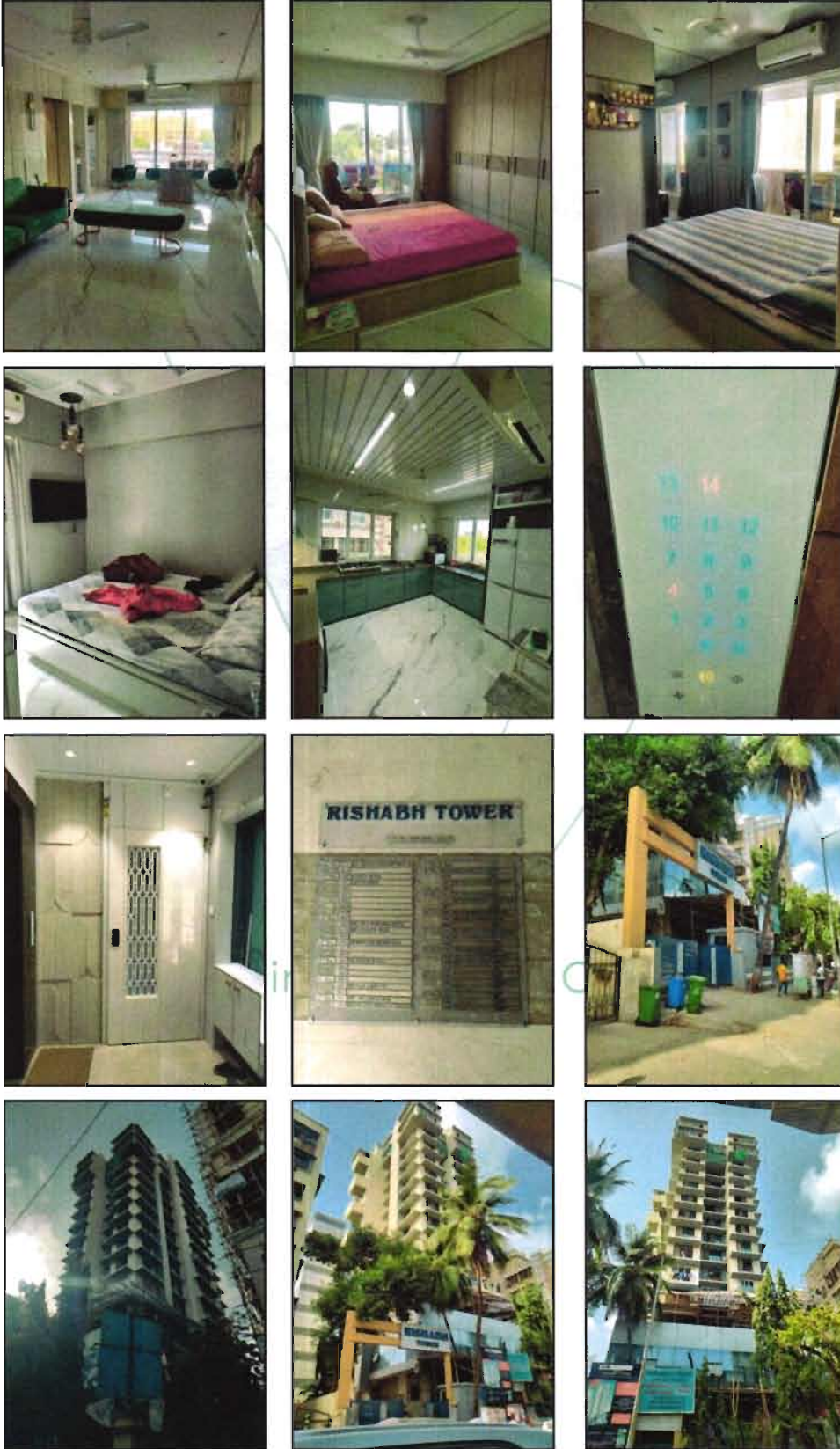
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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Ground + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2020 (As per Part Occupancy Certificate)
4.	Estimated future life	57 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 Solid flush doors, Aluminium sliding windows
10.	Flooring	Italian marble flooring
11.	Finishing	Cement plastering with POP false ceiling
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	
	(i) No. of water closets	As per Requirement
	(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	Not 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

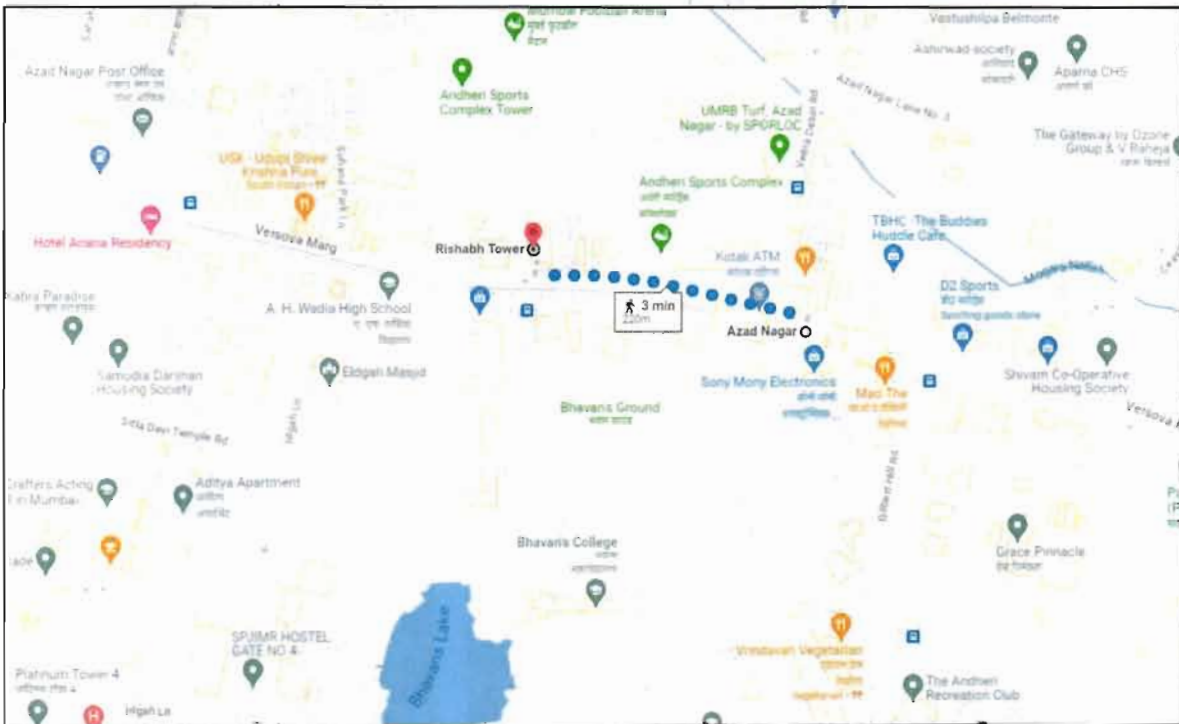
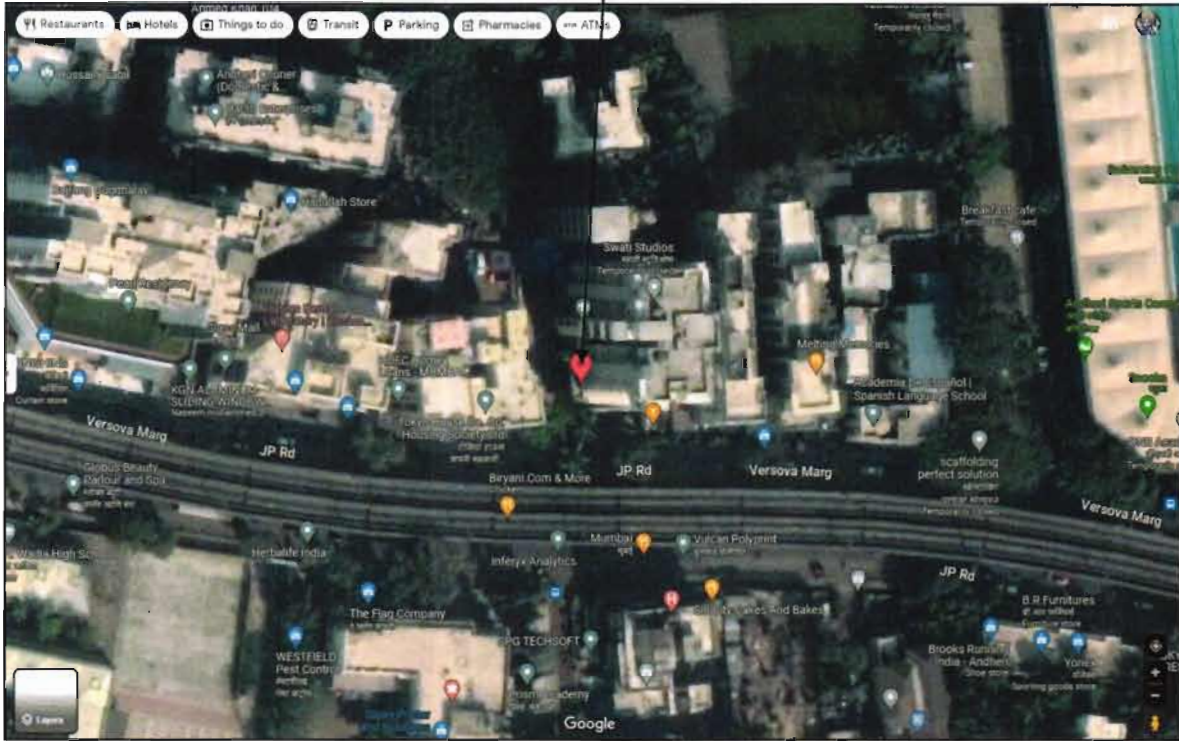
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°07'38.8"N 72°50'08.2"E**

**Note:** The Blue line shows the route to site from nearest metro station (Azad Nagar – 220 M.)



## Ready Reckoner Rate

**Valuation For Rural Area**

\*\*\* welcome to valuation of properties in Maharashtra \*\*\*

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Zone Name:  Attribute:  SubZone Name:  रस्ता:

Open Land	Residence	Office	Shop	Industry	Unit
109018	170020	195520	287000	170330	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,70,020.00			
No Increased by Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,70,020.00</b>	<b>Sq. Mtr.</b>	<b>15,795.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: 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**

**3 BHK Flat in Rishabh Tower For Sale in Andheri West**

₹ 3.7 Crores | ₹ 2.12 Lacs/Month | 1,570 Sq.Ft.

3 Bedrooms | 2 Bathrooms | 1 Balcony | Bike and Car

Get Owner Details

Price trends by neighborhood

Report who's always not connected in this property

Linked by owner? | Sold Out | More Info

**Overview**

Age of Building	Ready/Constructed	Ownership Type	Self Owned
Maintenance Charges	₹ 4.9 Per Sq.Foot	Flooring	Wooden Tiles
Built-Up Area	1,570 Sq.Ft	Carpet Area	1,100 Sq.Ft

**Activity On This Property**

632 | 0

**Similar Properties**

**commonfloor.com**

Mumbai | Buy | Locality or Builder or Project Name

**J P Rishabh Tower**

By JP Developers in Andheri West

₹3.24 Cr onwards | Request a Call Back

**OVERVIEW** | LOCATION | BUY | RENT

BHK	Area
3 BHK	954 sq.ft. (88.43 sq.m)
Possession	Price Range
Dec-2020 (Ready-to-move)	₹ 3.24 Cr
Property Type	Launched Date
Apartment	Aug-2017

**Unit Configuration**

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   View   Tour
3 BHK Apartment Availability: Yes	NA	954 sq.ft. (88.43 sq.m)	₹ 3.24 Cr	NA   NA

**I am looking for**

- Home Loan
- Painting Services
- Interior Design Service

**REQUEST CALL BACK**

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

This exercise is to assess **Fair Market Value** of the property under reference as on **07<sup>th</sup> June 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 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.

### **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.

