

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-1005/23-24	Dated 8-Jun-23
Buyer (Bill to) Cosmos Bank - Malad East Malad East Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097 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. 31794 / 2301007	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				In ₹ 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			360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:

Mrs. Pinky Vikas Jain, Mr. Vikas Shantilal Jain & Mr. Shantilal K. Jain - Residential Flat No. 2503, 25th Floor, Wing - A, "Levels Co-op. Hsg. Soc. Ltd.", Opp. Passport Office, Rani Sati Marg, Malad (East), Mumbai - 400 097, 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**

Rathod
 Authorized Signatory

This is a Computer Generated Invoice



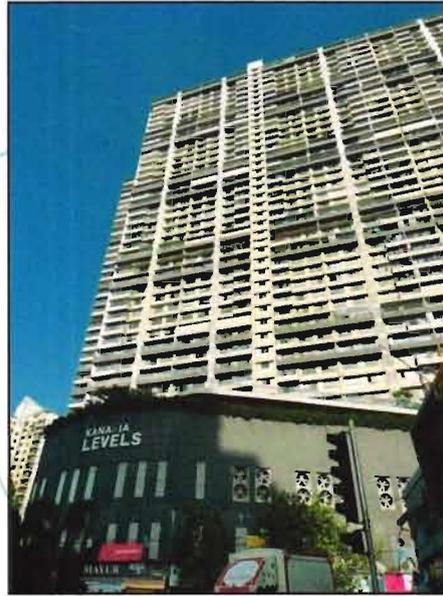
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Pinky Vikas Jain, Mr. Vikas Shantilal Jain & Mr. Shantilal K. Jain**

Residential Flat No. 2503, 25th Floor, Wing – A, "**Levels Co-op. Hsg. Soc. Ltd.**", Opp. Passport Office,
Rani Sati Marg, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'00.5"N 72°51'18.2"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Malad (East) Branch

Shop No. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off. Daffatry Road, Malad (East),
Mumbai – 400 097, 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 Report Prepared For: Cosmos Bank / Malad (East) Branch / Mrs. Pinky Vikas Jain (31794/23001007) Page 2 of 16

Vastu/Mumbai/06/2023/31794/2301007
08/05-113-SBSH
Date: 08.06.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 2503, 25th Floor, Wing – A, "Levels Co-op. Hsg. Soc. Ltd.", Opp. Passport Office, Rani Sati Marg, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Mrs. Pinky Vikas Jain, Mr. Vikas Shantilal Jain & Mr. Shantilal K. Jain.**

Boundaries of the property.

North : Rani Sati Marg & Passport Office
South : K. D. Heights Building
East : Internal Road & Slum Area
West : Kathiyawadi Chowk

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 **₹ 3,41,10,000.00 (Rupees Three Crore Forty One Lakh Ten 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BK, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=9922b6c4fad35d039a2665913490c1d333441
3111279217a180562, postalCode=400008, st=Maharashtra,
serialNumber=15545564, email=MANOJ.BABURAO.CHALIKWAR@
vastukala.com, c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
ou=INDIA, ou=INDIA, ou=INDIA, ou=INDIA, ou=INDIA,
Date: 2023.06.08 14:38:32 +05'30'

Auth. Sign.



Director

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,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

		(Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,365.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Opp. Passport Office, Rani Sati Marg, Malad (East), Mumbai – 400 097.
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per SRA 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.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 85,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.

COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (As per part 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.
Remark:		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 08.06.2023 for Residential Flat No. 2503, 25th Floor, Wing – A, "**Levels Co-op. Hsg. Soc. Ltd.**", Opp. Passport Office, Rani Sati Marg, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Mrs. Pinky Vikas Jain, Mr. Vikas Shantilal Jain & Mr. Shantilal K. Jain.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.02.2020 issued by Mrs. Sudha Kedia & Mr. Maheshkumar Kedia (the Transferor) and Mrs. Pinky Vikas Jain, Mr. Vikas Shantilal Jain & Mr. Shantilal K. Jain (Transferees).
2	Copy of Parking Letter dated 15.10.2019 issued by Shah Housecon Pvt. Ltd.
3	Copy of Amend Commencement Certificate No. SRA / ENG / 2593 / PN / STGL / AP dated 05.04.2016 issued by Slum Rehabilitation Authority.
4	Copy of Part Occupancy Certificate No. SRA / ENG / 2593 / PN / STGL / AP dated 26.07.2018 permission to occupy 2B+LG+UG+1 st to 30 th Floor in Sale Bldg. No. 6 issued by Slum Rehabilitation Authority.
5	Copy of Society Registration No. MUM / SRA / HSG / (TC) / 13145 / 2021.

LOCATION:

The said building is located at CTS No. 521 & Other of Village – Malad (East), Mumbai. The property falls in Residential Zone. It is at a travelling distance 1.1 Km. from Malad railway station.

BUILDING:

The building under reference is having 2 Basements + Lower Ground + Upper Ground + 1 to 41 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 is used for residential purpose. 25th Floor is having 3 Residential Flat. The building having 3 Lifts.

Residential Flat:

The residential flat under reference is situated on the 25th Floor. It consists of 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage (**i.e., 3BHK with 3 Toilets**). & Along with 1 Basement Level Mechanical Stack Car Parking

Space No. 112. The residential flat is finished with Italian Marble Flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 8th June 2023

The Carpet Area of the Residential Flat	:	1,137.00 Sq. Ft.
--	----------	-------------------------

Deduct Depreciation:

Year of Construction of the building	:	2018 (As per part occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	05 Years
Cost of Construction	:	1,365.00 X 3,000.00 = ₹ 40,95,000.00
Depreciation $\{(100-10) \times 5 / 60\}$:	N.A., as the property age is 5 years.
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,52,283.00 per Sq. M. i.e., ₹ 14,147.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is 5 years.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft. (including parking)
Value of property as on 08.06.2023	:	1,137.00 Sq. Ft. X ₹ 30,000.00 = ₹ 3,41,10,000.00

(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 08.06.2023	:	₹ 3,41,10,000.00 (Including Car Parking)
Total Value of the property	:	₹ 3,41,10,000.00
The realizable value of the property	:	₹ 3,06,99,000.00
Distress value of the property	:	₹ 2,72,88,000.00
Insurable value of the property (1,365.00 X 3,000.00)	:	₹ 40,95,000.00
Guideline value of the property (1,365.00 X 14,147.00)	:	₹ 1,93,10,655.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2503, 25th Floor, Wing – A, "Levels Co-op. Hsg. Soc. Ltd.", Opp. Passport Office, Rani Sati Marg, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India for this particular purpose at **₹ 3,41,10,000.00 (Rupees Three Crore Forty One Lakh Ten Thousand Only)** as on **8th June 2023**.

NOTES

1. I, Manoj 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 **8th June 2023 is ₹ 3,41,10,000.00 (Rupees Three Crore Forty One Lakh Ten Thousand 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

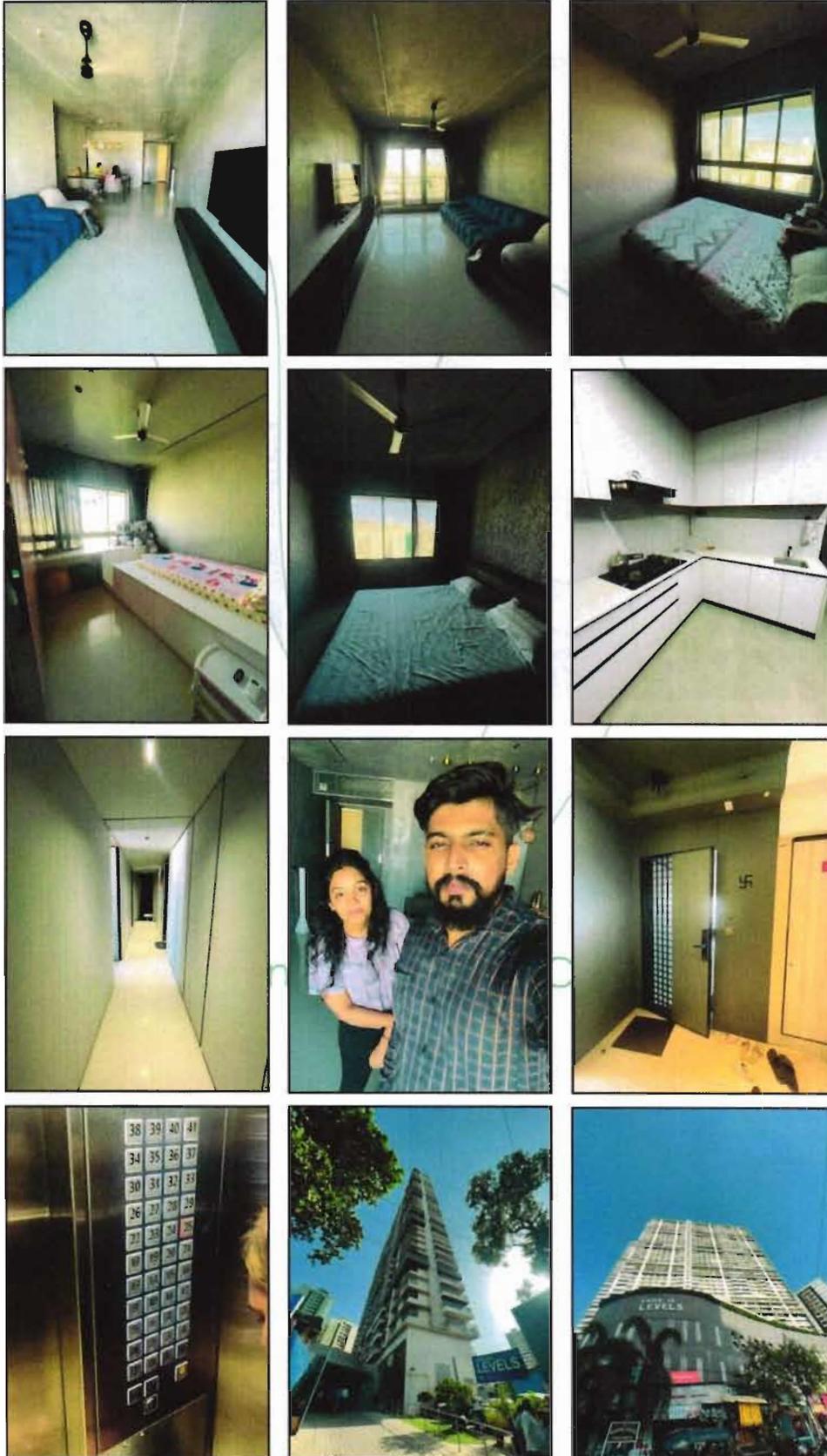
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

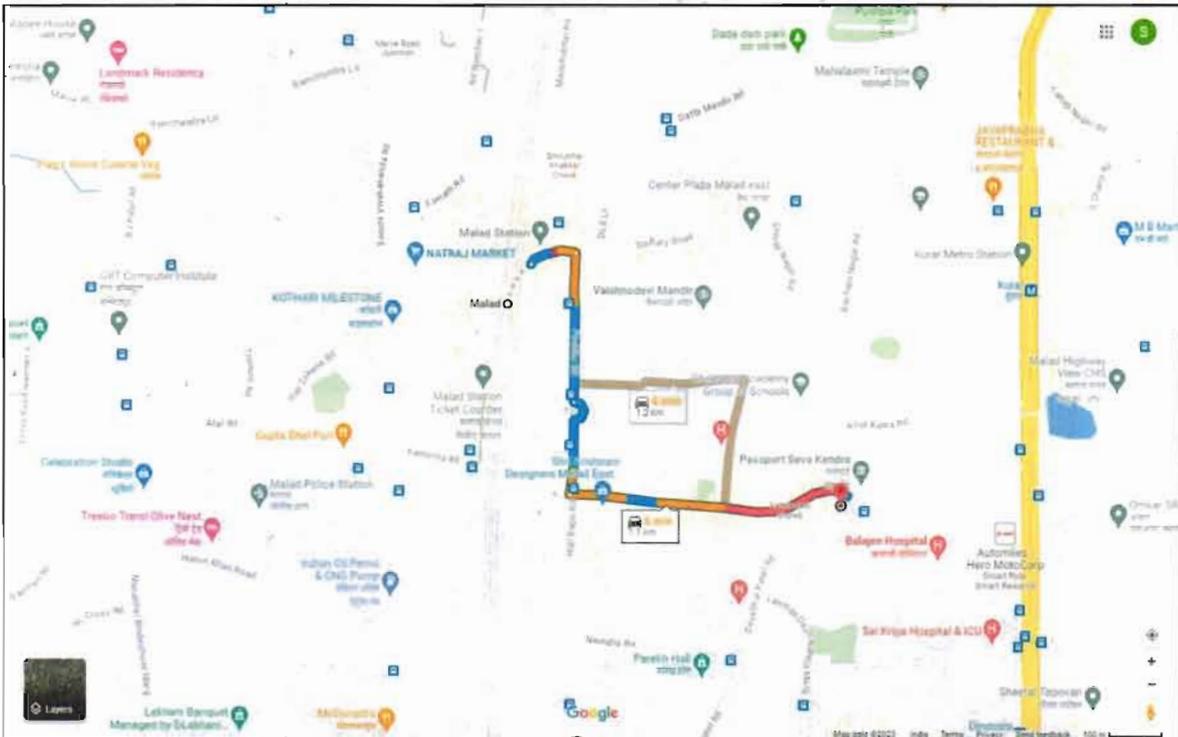
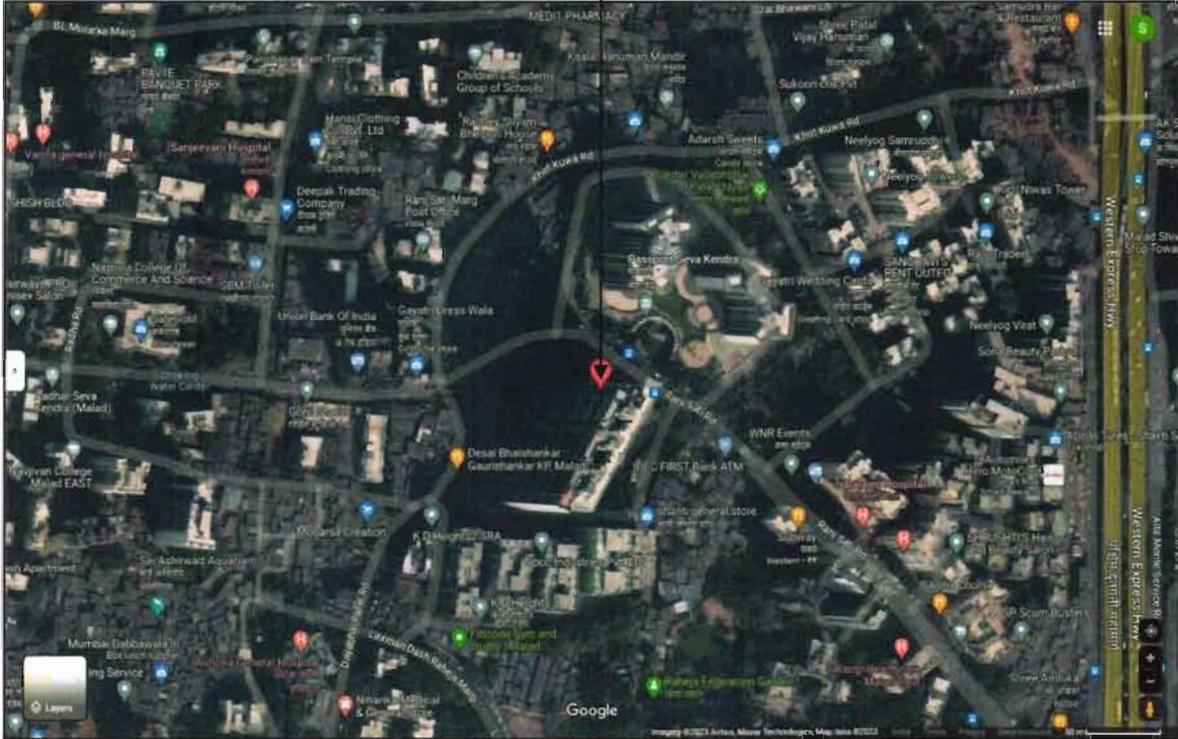
Technical details		Main Building
1.	No. of floors and height of each floor	2 Basements + Lower Ground + Upper Ground + 1 to 41 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 25 th Floor
3.	Year of construction	2018 (As per part occupancy certificate)
4.	Estimated future life	55 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 shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Italian Mable flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
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.	Superior Colored
17.	Compound wall Height and length Type of construction	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	3 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°11'00.5"N 72°51'18.2"E

Note: The Blue line shows the route to site from nearest railway station (Malad – 1.1 Km.)



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



Price Indicators

magicbricks Buy Rent Sell Home Loans
Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad East > 3 BHK Flats for Sale in Malad East > 130 Sq Ft
Posted on Jun 07, 21 Property ID: 60262801

₹3.98 Cr Get ₹119,400 cashback on Home Loan

3 BHK 1016 Sq Ft Flat For Sale Malad East, Mumbai



3 Beds 3 Baths 3 Balconies 1 Covered Parking
Outdoor Te Laundry Serv.

Carpet Area 1268 sqft ₹3.38/sqft	Developer Kanakia Spaces Realty Pvt. Ltd.	Project Kanakia Levels	Floor 8 (Out of 41 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

East Facing Property

Contact Agent
Get Phone No

Last contact made 32 days ago

Contact Agent
Umesh Yadav +91-98XXXXXXX

Your Name

Email

JND +91 Mobile Number

Agree to Magicbricks Terms of Use

Get Contact Details

Download Brochure

More Details

Price Breakup: **₹3.98 Cr** | ₹10 Per sq. Unit Monthly

Booking Amount: **₹5.0 Lac**

RERA ID: **A5180002580**

magicbricks Buy Rent Sell Home Loans
Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad East > 2 BHK Flats for Sale in Malad East > 101 Sq Ft
Posted on Jun 07, 21 Property ID: 54282879

₹2.55 Cr Get ₹36,500 cashback on Home Loan

2 BHK 1100 Sq Ft Flat For Sale Malad East, Mumbai



3 Beds 2 Baths 2 Balconies Unfurnished
Service/Club Visitor Parking

Carpet Area 850 sqft ₹3.00/sqft	Developer Kanakia Spaces Realty Pvt. Ltd.	Project Kanakia Levels	Floor 15 (Out of 40 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Rooms	Facing West

Opp Passport office Near Malad Railway Station Newly Constructed Property

Contact Agent
Get Phone No

Last contact made 19 days ago

Contact Agent
Shailesh Parasrampuria +91-98XXXXXXX

Your Name

Email

JND +91 Mobile Number

Agree to Magicbricks Terms of Use

Get Contact Details

Download Brochure

More Details

Price Breakup: **₹2.55 Cr** | ₹6,000 Monthly

Booking Amount: **₹10 Lac**

Address: **Opp Passport Office Kathiyawad Chowk, Rani Sati Marg, Gautam Nagar, Malad East, Mumbai, Maharashtra, Malad East, Mumbai - North Mumbai, Maharashtra, Malad**



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 ₹ 3,41,10,000.00 (Rupees Three Crore Forty One Lakh Ten Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, ou=VASTUKALA CONSULTANTS (I) PVT. LTD.,
o=VASTUKALA,
2.5.4.20=9022b64fad5423a3c39a26809f9369054334273311
X.2790.7a1865652.postalCode=400048, st=Maharashtra,
serialNumber=4165656306c39f0b2a5a8f016c3181b2e7f9
4a220979a279c326c, ou=MANOJ BABURAO CHALIKWAR
Date: 2023.06.08 14:58:44 +05'30'

Auth. Sign.

Director

Manoj 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