

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1650/23-24	Dated 21-Jul-23
Buyer (Bill to) Cosmos Bank-Zaveri Bazar Branch Zaveri Bazar Branch 19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400002 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 2348 / 2301706	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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)

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**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code : **Vileparle & COSB0000017**

Remarks:

Shri. Vipul Amritlal Khandelwal & Master Chetan
 Vipulkumar Khandelwal (Minor) - N.A. Land with AC
 Sheet House / Gala at M. H. No. 1596, New Survey No.
 56/1/E, Nagaon-1, Village Temghar, Taluka Bhiwandi,
 District Thane, PIN – 421 302, 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



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rathee
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Vipul Amritlal Khandelwal &
Master Chetan Vipulkumar Khandelwal (Minor)**

N.A. Land with AC Sheet House / Gala at M. H. No. 1596, New Survey No. 56/1/E, Nagaon-1,
Village Temghar, Taluka Bhiwandi, District Thane, PIN – 421 302,
State - Maharashtra, Country – India

Latitude Longitude - 19°17'19.4"N 73°04'38.4"E

Valuation Done for:

**Cosmos Bank
Zaveri Bazar Branch**

19/21, Cosmos Bank Bldg., Vithalwadi, Zaveri Bazar, Mumbai - 400 002,
State – Maharashtra, Country – India



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boornetang,
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 N.A. Land with AC Sheet House / Gala at M. H. No. 1596, New Survey No. 56/1/E, Nagaon-1, Village Temghar, Taluka Bhiwandi, District Thane, PIN – 421 302, State - Maharashtra, Country – India belongs to **Shri. Vipul Amritlal Khandelwal & Master Chetan Vipulkumar Khandelwal (Minor).**

Boundaries of the property.

Building	:	As per actual site	As per document
North	:	Godown	Internal Road
South	:	Godown	Land Bearing Survey No. 49/4
East	:	Godown	Municipal House No. 1597
West	:	Internal Road	Internal 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 as below –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
N.A. Land with AC Sheet House / Gala	38,33,500.00	34,50,150.00	30,66,800.00	15,24,475.00

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

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 in Form – 01

Digitally signed by Manoj Baburao Chalikwar
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, postalCode=400009, st=Maharashtra, serialNumber=23482301706, postalCode=400009, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.21 11:35:47 +05'30'

Auth. Sign.



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- Ahmedabad
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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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mumbai@vastukala.org

**Valuation Report of N.A. Land with AC Sheet House / Gala at M. H. No. 1596, New Survey No. 56/1/E,
Nagaon-1, Village Temghar, Taluka Bhiwandi, District Thane, PIN – 421 302,
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 21.07.2023 for Banking Purpose
2	Date of inspection	07.07.2023
	Name of the owner/ owners	Shri. Vipul Amritlal Khandelwal & Master Chetan Vipulkumar Khandelwal (Minor)
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	Address: N.A. Land with AC Sheet House / Gala at M. H. No. 1596, New Survey No. 56/1/E, Nagaon-1, Village Temghar, Taluka Bhiwandi, District Thane, PIN – 421 302, State – Maharashtra, Country – India. Contact Person: Mr. Vipul Khandelwal (Co-Owner) Contact No. 9673837490 Landmark: Govind Nagar Road
6	Location, street, ward no	Subhash Nagar, Govind Nagar Road, Ward No. 12/2 Temghar
7	Survey/ Plot no. of land	N.A. Land Bearing Survey No. 56/1 Paiki (New Survey No. 56/1/E)
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, 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
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Plot area is 1,700.00 Sq. Ft (Area as per 7/12 Revenue Extract / Gaon Namuna 6)
13	Roads, Streets or lanes on which the land is abutting	Subhash Nagar, Pipe Line 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	N. A.

	(ii) Ground rent payable per annum	
	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	Industrial
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	Copy of Approved Site Plan not available for our verification.
	IMPROVEMENT	
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 BNCCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc.	Owner Occupied
	(ii) Portions in their occupation	Entire Building
	(iii) Monthly or annual rent/ compensation / license fee, etc. paid by each	₹ 11,000.00 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?	N. A.
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	₹ 1,200.00 per Sq. Ft.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Online Price Indicators, Location, development of surrounding area, type of land and construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Construction (Approx.) – 2000
42	What was the method of construction, by contract / By employing Labour directly / both?	Information not available
43	For items of work done on contract, produce copies of agreements	Information not available
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information not available
<p>Remark: As per site inspection, AC Sheet House / Gala No. 1596 & 1597 are internally merged with separate entrances. For the purpose of valuation, we have considered Area of AC Sheet House / Gala No. 1596 as per Agreement for Sale.</p> <p>The property is Industrial Shed with rights to used land beneath which is generally transected in composite method but as per bank request we have given separate rate for land & Structure.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 21.07.2023 for N.A. Land with AC Sheet House / Gala at M. H. No. 1596, New Survey No. 56/1/E, Nagaon-1, Village Temghar, Taluka Bhiwandi, District Thane, PIN – 421 302, State – Maharashtra, Country – India belongs to **Shri. Vipul Amritlal Khandelwal & Master Chetan Vipulkumar Khandelwal (Minor)**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 31.03.2022 between Shri. Harsh Paresh Mehta (the Vendor) AND Shri. Vipul Amritlal Khandelwal, & Master Chetan Vipulkumar Khandelwal (Minor) (the Purchasers)
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2	Copy of 7/12 Revenue Extract (Gaon Namuna 7)
3	Copy of Gaon Namuna 6
4	Copy of Search Report dated 18.05.2022 issued by Archana Khandu Thakare.
5	Copy of Electricity Bill, Service / Consumer Number 013014873486 for the month of May 2023 dated 13.06.2023
6	Copy of Property Tax Transfer No. BNSMNP/P.S.No.2/ASS/635 dated 18.07.2022 issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi.

LOCATION:

The said building is located on N.A. Land bearing Survey No. 56, Hissa No. 1 Paiki, New Survey No. 56/1/E of Mauje Temghar, Talathi Saja Temghar, within the limits of Bhiwandi Nizampur City Municipal Corporation Bhiwandi, District Thane and Sub Division and Sub Registration Office Bhiwandi and Division & District Thane. The property falls in Industrial Zone. It is at a travelling distance of 4.9 KM. from Bhiwandi Road railway station.

BUILDING:

The building under reference is having ground floor with AC sheet roof structure only. 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 normal. The building is used for Industrial purpose.

Commercial Unit:

The N.A. Land with AC Sheet House / Gala under reference is situated on ground floor. It consists of working area with Machinery. It is finished with PCC flooring, M.S. rolling shutter to main entrance, M.S. framed windows & casing capping electrical wiring etc.

As per Agreement for Sale, the constructed built-up area is as 1,700.00 Sq. Ft., which is considered for valuation.

Valuation as on 21st July 2023:**A) Land Valuation:**

Fair Market Value	Area in Sq. Ft.	Rate in ₹	Fair Market Value in ₹
A) Land	1,700.00	1,200/-	20,40,000/-

B) Valuation of Structures.

The Built-up area of the building : As per valuation table below

Deduct Depreciation:

Year of Construction of the building : Approx. 2000 (As per site information)

Expected total life of building : 50 Years

Age of the building as on 2023 : 23 Years

Cost of Construction : As per valuation table below

Depreciation : As per valuation table below

Amount of depreciation : As per valuation table below

Depreciated cost of construction : As per valuation table below

Government Value:

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Land	1,700.00	650/-	11,05,000/-
Structure	As per valuation table		17,93,500/-
Total			28,98,500/-

B) Structure

Particulars	Built up Area in Sq. Ft.	Year of Const.	Total Life of Structure	Replacement Rate (₹)	Age Of Build.	Depreciated Rate (₹)	Depreciated Value (₹)	Full Value (₹)
Ground Floor	1,700.00	2000	50	1,800/-	23 Years	1,055/-	17,93,500/-	30,60,000/-
Total							17,93,500/-	30,60,000/-

TOTAL VALUE OF THE PROPERTY:

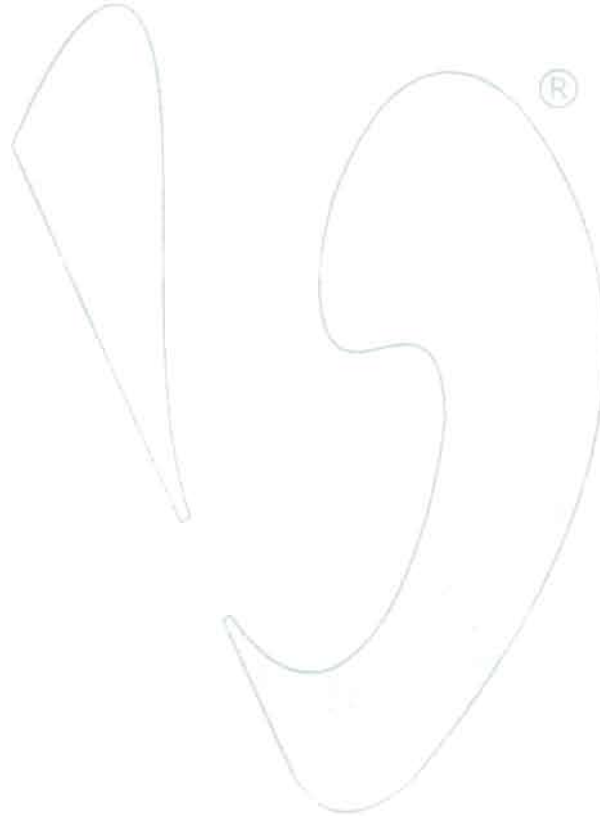
Particulars	Value (₹)
Land	20,40,000.00
Building	17,93,500.00
Fair Market Value	38,33,500.00
Realizable Value	34,50,150.00
Distress Sale Value	30,66,800.00
Insurable value (Depreciated Cost of Construction (17,93,500/-) – Subsoil structure cost (15%))	15,24,475.00

Taking into consideration above said facts, we can evaluate the value of Industrial Land & Building on N.A. Land with AC Sheet House / Gala at M. H. No. 1596, New Survey No. 56/1/E, Nagaon-1, Village Temghar, Taluka Bhiwandi, District Thane, PIN – 421 302, State - Maharashtra, Country – India for this particular purpose at ₹ 38,33,500.00 (Rupees Thirty Eight Lakhs Thirty Three Thousand Five Hundred Only) as on 21st July 2023.

ANNEXURE TO FORM 0-1

Technical details		Building
1.	No. of floors and height of each floor	Ground floor with AC sheet slopping roof structure only
2.	Plinth area floor wise as per IS- 1225	N.A. as the said property is a N.A. Land with AC Sheet House / Gala
3	Year of construction	Approx. 2000 (As per site information)
4	Estimated future life	27 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	M.S. rolling shutter to main entrance, M.S. framed windows
10	Flooring	P.C.C. flooring
11	Finishing	Cement plastering
12	Roofing and terracing	Partly R.C.C. Slab and AC sheet slopping roof
13	Special architectural or decorative features, if any	N.A.
14	(i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/ Ordinary/ Poor.	Casing capping electrification
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sinks Class of fittings: Superior colored / superior white/ordinary.	N.A.
16	Compound wall Height and length Type of construction	Not existing
17	No. of lifts and capacity	No lift
18	Underground sump – capacity and type of construction	Not existing
19	Over-head tank Location, capacity Type of construction	Not existing
20	Pumps- no. and their horse power	Not existing
21	Roads and paving within the compound approximate area and type of paving	Tar Road

22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System
23	General Remarks	
	<i>For the purpose of valuation, we have considered the constructed area as per sale deed and land area as per 7/12 revenue extract.</i>	



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Actual site photographs

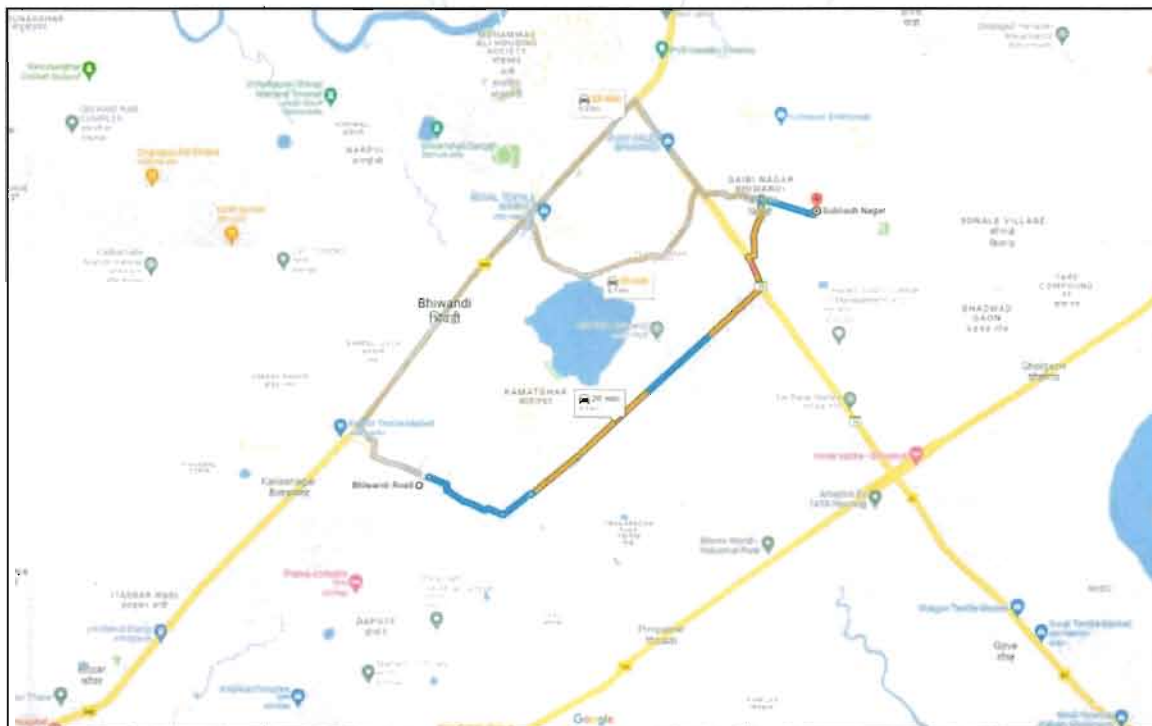


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°17'19.4"N 73°04'38.4"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 4.9 KM)

READY RECKONER RATE

Valuation For Urban Area

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

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
7000	33900	39100	42900	39100	Square Meter

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st July 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.

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 **₹ 38,33,500.00 (Rupees Thirty Eight Lakhs Thirty Three Thousand Five Hundred Only).**

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.9.20=98729ac4fad155d3a4c1f1e7c7080118001f2d35411331
11279b17418d5452, postalCode=400009, st=Maharashtra,
serialNumber=4125d5664d6c7930b2c55a8f9c376d113113c7
44122a2943279d2580, email=MANOJ.BABURAO@VASTUKALA.COM
Date: 2023.02.21.11:16:03 +05'30'

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