

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-1656/23-24	Dated 21-Jul-23
Buyer (Bill to) Zoroastrian Co-operative Bank Ltd ANDHERI WEST Shop no. 2 & 3, Parsian Cooperative Housing Society, Vitthalbhai Patel Rd, Lohana Colony, Andheri West 400058 GSTIN/UIN : 27AAAAZ0071B1ZW State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 2413 / 2301710	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 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				₹ 3,540.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00


Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 Ketan D. Dhruv & Vibha K. Dhruv - Residential Flat No. 7,
 2nd Floor, "Parnakutir Co-op. Hsg. Soc. Ltd.," Plot No.
 199, R. B. Mehta Marg, Ghatkopar (East), Mumbai -
 400077, 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 : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ketan D. Dhruv & Vibha K. Dhruv**

Residential Flat No. 7, 2nd Floor, "Parnakutir Co-op. Hsg. Soc. Ltd.," Plot No. 199, R. B. Mehta Marg, Ghatkopar (East), Mumbai – 400077, State – Maharashtra, Country – India.

Latitude Longitude - 19°04'51.1"N 72°54'31.5"E

Valuation prepared for:

The Zoroastrian Co-operative Bank Ltd.

Andheri West Branch

Shop no. 2 & 3, Parsian Cooperative Housing Society, Vitthalbhai Patel Rd, Lohana Colony, Andheri (West), Mumbai, Maharashtra



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

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	:	10.07.2023
2	Purpose of valuation	:	As per request from The Zoroastrian Co-operative Bank Ltd, Andheri (West) Branch, Fair Market Value of the property under reference for Bank Loan Purpose
3	Name and address of the Valuer	:	Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
4	List of Documents Handed Over to The Valuer by The Bank		
	1. Copy of Articles of Agreement dated 21.10.1976.		
	2. Copy of Share Certificate No. 7 transferred on 10.08.1997 in the name of Ketan D. Dhruv & Vibha K. Dhruv issued by Parnakutir Co-op. Hsg. Soc. Ltd.		
	3. Copy of OC Approved Plan No. CE / 6123 / B.P.E.S. / AN dated 26.09.2005 issued by Municipal Corporation of Greater Mumbai for Additions & Alteration to the existing building (existing floor of plan Ground + 1 st to 3 rd (Part) Floors, Proposed Floor Plans of 3 rd (Part), 4 th , 5 th , 6 th & 7 th Floors & Terrace).		
	4. Copy of Occupancy Certificate No. CE / 6123 / B.P.E.S. / AN dated 26.09.2005 issued by Municipal Corporation of Greater Mumbai for Addition / Alteration of building on Plot No 199, TPS III comprising of Ground + 7 Upper Floors.		
	5. Copy of Society NOC issued by Parnakutir Co-op. Hsg. Soc. Ltd.		
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	:	₹ 42,000.00 Expected rental income per month
	Property Details	:	
9	Name(s) of the Owner and Postal address of the property under consideration.	:	Ketan D. Dhruv & Vibha K. Dhruv Address: Residential Flat No. 7, 2 nd Floor, "Parnakutir Co-op. Hsg. Soc. Ltd.," Plot No. 199, R. B. Mehta Marg, Ghatkopar (East), Mumbai – 400077, State – Maharashtra, Country – India. Contact Person: Ketan D. Dhruv (Owner) Contact No. 9867301937
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the	:	Joint Ownership (Details or ownership share not available)

	share is undivided.		
11	Brief description of the property.	:	The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., 2BHK + 2 Toilets). The property is at 600 M. walkable distance from nearest railway station Ghatkopar.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot No. 199, C.T.S. No. 5757 of Village – Ghatkopar – Kiroli
13	Boundaries	:	As per Site As per Documents
	North	:	Laxmi House Details not available
	South	:	Poonam Building Details not available
	East	:	Residential Building Details not available
	West	:	R. B. Mehta Marg Details not available
14	Matching of Boundaries	:	N.A.
15	Route map	:	Enclosed
16	Any specific identification marks	:	R. B. Mehta Marg
17	Whether covered under Corporation/ Panchayat/ Municipality.	:	Municipal corporation of Greater Mumbai
18	Whether covered under any land ceiling of State/ Central Government.	:	No
19	Is the land freehold/ leasehold?	:	Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.	:	As Per Agreement
21	Type of the property	:	Residential
22	Year of acquisition/ purchase.	:	Details not Available
23	Purchase value as per document	:	Details not Available
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	:	Owner Occupied
25	Classification of the site	:	
	a. Population group	:	Urban
	b. High/ Middle/ Poor class	:	Middle Class
	c. Residential/ Non-Residential	:	Residential
	d. Development of surrounding area	:	Developed Area
	e. Possibility of any threat to the property (Floods, calamities etc.).	:	No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	:	All Available near by
27	Level of the land (Plain, rock etc.)	:	Plain
28	Terrain of the Land.	:	Levelled

29	Shape of the land (Square/ rectangle etc.).	:	Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).	:	Residential purpose
31	Whether the plot is under town planning approved layout?	:	Information not Available
32	Whether the building is intermittent or corner?	:	Intermittent
33	Whether any road facility is available?	:	Yes
34	Type of road available (B.T/Cement Road etc.).	:	B.T. Road
35	Front Width of the Road?	:	09.00 M. Wide Road
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. = 857.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 600.00 (Area as per Articles of Agreement) Built Up Area in Sq. Ft. = 720.00 (Carpet as per Agreement + 20%)
43	Prevailing market rate.	:	₹ 28,000.00 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.	:	₹ 28,000.00 per Sq. Ft. Rate on Carpet Area
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 1,46,260.00 per Sq. M. i.e. ₹ 13,588.00 per Sq. Ft.
47a	Guideline rate (after deprecation)	:	₹ 98,932.00 per Sq. M. i.e. ₹ 9,191.00 per Sq. Ft.
48	Government Value	:	₹ 66,17,520.00
			Area in Sq. Ft. Rate Value
	Built up area	:	720.00 ₹ 9,191.00 ₹ 66,17,520.00
49	Value of the property		Area in Sq. Ft. Rate Value

	Carpet Area	:	600.00	₹ 28,000.00	₹ 1,68,00,000.00						
	Total Fair Market Value of the Property				₹ 1,68,00,000.00						
50	The realizable value of the property	:	₹ 1,51,20,000.00								
51	Distress value of the property	:	₹ 1,34,40,000.00								
52	Insurable value of the property	:	₹ 19,44,000.00								
Technical details of the building:											
53	Type of building (Residential / Commercial / Industrial).	:	Residential								
54	Year of construction.	:	<table border="1"> <thead> <tr> <th>Floor</th> <th>Year of Construction Completed</th> </tr> </thead> <tbody> <tr> <td>Ground + 3rd Floors</td> <td>1963</td> </tr> <tr> <td>4th to 7th Floors</td> <td>2005 (As per Occupancy Certificate for Addition / Alteration of building on Plot No 199, TPS III)</td> </tr> </tbody> </table>			Floor	Year of Construction Completed	Ground + 3 rd Floors	1963	4 th to 7 th Floors	2005 (As per Occupancy Certificate for Addition / Alteration of building on Plot No 199, TPS III)
Floor	Year of Construction Completed										
Ground + 3 rd Floors	1963										
4 th to 7 th Floors	2005 (As per Occupancy Certificate for Addition / Alteration of building on Plot No 199, TPS III)										
55	Future life of the property.	:	10 years Subject to proper, preventive periodic maintenance & structural repairs.								
56	No. of floors and height of each floor including basement.	:	Ground (Part) + Stilt (Part) + 7 Upper Floors 6 Flats on 2 nd floor.								
Type of construction											
57	(Load bearing/ R.C.C./ Steel framed)	:	R.C.C. Framed Structure								
Condition of the building.											
58	External (excellent/ good/ normal/ poor)	:	Good								
59	Internal (excellent/ good/ normal/ poor).	:	Good								
60	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	:	Copy of OC Approved Plan No. CE / 6123 / B.P.E.S. / AN dated 26.09.2005 issued by Municipal Corporation of Greater Mumbai for Additions & Alteration to the existing building (existing floor of plan Ground + 1 st to 3 rd (Part) Floors, Proposed Floor Plans of 3 rd (Part), 4 th , 5 th , 6 th & 7 th Floors & Terrace).								
Remarks:											
<ol style="list-style-type: none"> As per Site Inspection, Actual Carpet Area 857.00 Sq. Ft. (Including Other Area) is more than Carpet Area 600.00 Sq. Ft. mentioned in the Articles of Agreement provided to us. We have considered area mentioned in Articles of Agreement. Legal documents for additional area hence not considered the same. As per approved the 2nd Floor is having Flat Nos. 4, 5 & 6 but as per site inspection the 2nd floor is having Flat Nos. 7, 8 & 9. 											
61	Specifications of Construction:										
sr.	Description	:	2nd 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, Powder coated aluminium sliding windows
e	RCC Work	:	R.C.C. Framed Structure
f	Plastering	:	Cement Plastering + POP false ceiling
g	Flooring, Skirting	:	All rooms are finished with Italian marble flooring. Toilets are finished with ceramic tiles flooring & full height glazed tiles dado.
h	Pantry Platform	:	Granit 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" High, R.C.C. columns with B. B. Masonry wall
l	Electric Installation (Type of wire, Class of construction)	:	Concealed Electrification
m	Plumbing Installation (No. of closets and wash basins etc.)	:	Concealed Plumbing
n	Bore Well	:	Not found
o	Wardrobes, if any	:	No
p	Development of open area	:	Cemented road in open spaces, etc.
Valuation of proposed construction/ additions/ renovation if any:			
62	SUMMARY OF VALUATION:	:	
	Part I Land	:	₹ 0.00
	Part II Building	:	₹ 1,68,00,000.00
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	Part IV Proposed construction	:	₹ 0.00
	TOTAL.	:	₹ 1,68,00,000.00
Calculation:			
1	Construction	:	
1.01	Built up Area of Residential Flat	:	720.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 2,700.00
1.03	Cost of Construction = (1.01x1.02)	:	₹ 19,44,000.00
2	Value of property	:	
2.01	Carpet of Residential Flat	:	600.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 28,000.00
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.	:	₹ 28,000.00
2.06	Value of Residential Flat = (2.01x2.05)	:	₹ 1,68,00,000.00
3	The value of the property.	:	₹ 1,68,00,000.00

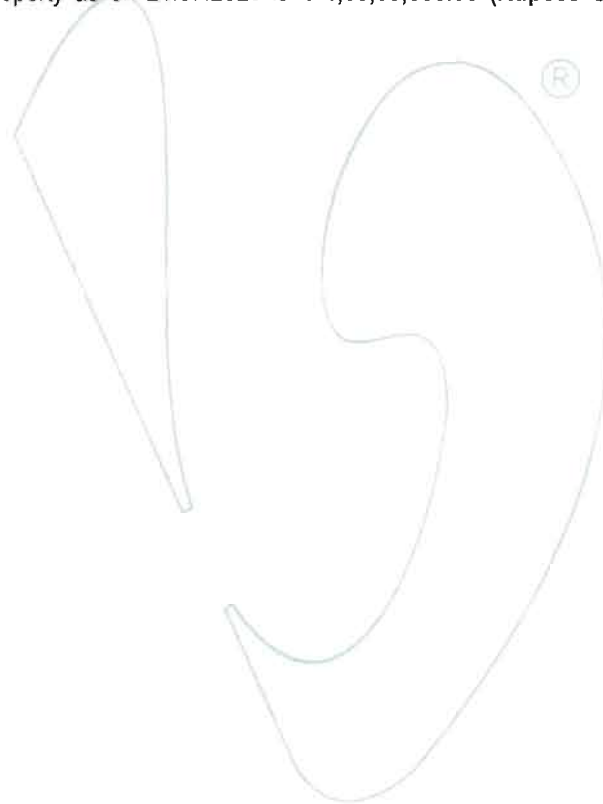
I certify that,

I/ my authorized representative, has inspected the subject property on 10.07.2023. Ketan D. Dhruv (Owner) 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.

The fair value of the property as on 21.07.2023 is ₹ 1,68,00,000.00 (Rupees One Crore Sixty Eight Lakh Only).



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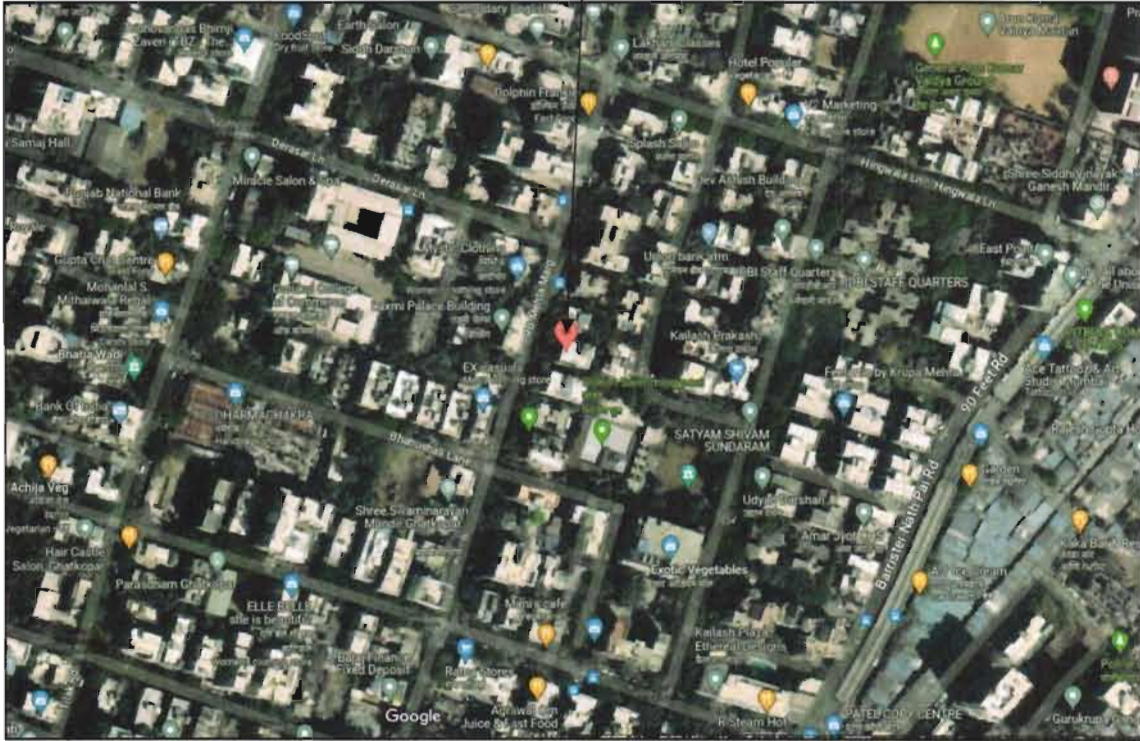


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An ISO 9001:2015 Certified Company www.vastukala.org



Route Map of the property

Site ur



Latitude Longitude - 19°04'51.1"N 72°54'31.5"E

Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 600 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : GHATKOPAR KIROL 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	Terrain; Ghatkopar Village Boundary to the East, Mahatma Gandhi Marg (M. G. Road) to the West, Kirol Boundary to the South, Central Railway to the North.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
103	103/491A	67380	146260	168200	222900	146260
5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5740, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757 , 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5819, 5820, 5821, 5822, 5823, 5824, 5825, 5826, 5827, 5829, 5830, 5831, 5832, 5833, 5834, 5835, 5836, 5837.						
Compare With Previous Year						

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Price Indicators

HOUSING.COM Sign In Mumbai

Andheri East

2 BHK Apartment

By DIPAL LAXMICHAND SHAM

Close Shudham Akasa, Park Regal, Andheri East, Mumbai

Best building of the locality. Know More

₹1.8 Cr (EMI starts at ₹69.36 K)

735 sq. ft. Built Up Area

₹24.49 K/sq. ft. Avg. Price

1 Years Old Age of property

Ready to move! Possession status

Higher of 15 floors

East facing Facing

Semi Furnished Furnishing

SHARE SAVE

+ 5 more

OVERVIEW PROMOTIONS FURNISHINGS BUY-G-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS

Special Highlights

Absolutely best neighborhood around



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Society NOC

PARNAKUTIR CO-OPERATIVE HOUSING SOCIETY LTD.
 [Regn. No. BOM/HSG/1357 of 1967]
 Plot No. 199, R. B. Mehta Road, Ghatkopar (East), Mumbai - 400077.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, as per society records following are the Unit numbers with their respective floors for flats / other commercial units present in our society. Same should be considered with present owner details.

As per Approved Plan of Occupancy Certificate vide No. CE / 8123 / E.P.E.S / AN dated 26.05.2005 issued by Municipal Corporation of Greater Mumbai.				As per society records	
Flat / Unit No.	Floor	Flat / Unit No.	Floor	Present Owner	
Clinic No. 1	Ground Floor	Clinic No. 2	Ground Floor	Dr. Falguni A. Shah	
Clinic No. 2	Ground Floor	Clinic No. 3	Ground Floor	Dr. Narendra Bhatt & Dr. Sonal Bhatt	
1	1 st Floor	4	1 st Floor	Mr. Jilendra Vora	
2	1 st Floor	5	1 st Floor	Mr. Vinubhai Lakhani	
3	1 st Floor	6	1 st Floor	Smt. Chandrika Gangar	
4	2 nd Floor	7	2 nd Floor	Mr. Ketan Dhruv & Mrs. Vibha K. Dhruv	
5	2 nd Floor	8	2 nd Floor	Mr. Pankaj V. Chheda	
6	2 nd Floor	9	2 nd Floor	Mr. Ashok V. Chheda	
7	3 rd Floor	10	3 rd Floor	Mr. Dhanvantrao Vora & Mr. Jigar Vora	
889	3 rd Floor	11	3 rd Floor	Mr. Harish Desai & Mrs. Kalpana Desai	
10	4 th Floor	401	4 th Floor	Mr. Haren Sheth	
11	4 th Floor	402	4 th Floor	Mr. Rajendra K. Mehta	
12	5 th Floor	501	5 th Floor	Mrs. Prafula R. Shah	
13	5 th Floor	502	5 th Floor	Mr. Kamlesh C. Mehta	
14	6 th Floor	601	6 th Floor	Mr. Shailesh H. Mehta	
15	6 th Floor	602	6 th Floor	Mr. Arpan D. Turakhia	
16	7 th Floor	701	7 th Floor	Mr. Prakash Shah	
17		702	7 th Floor	Mr. Arpan D. Turakhia	

For Parnakutir Co-operative Housing Society Limited
 Parnakutir Co-op. Hsg. Soc. Ltd.

(Signature)
 Chairman / Treasurer / Secretary

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

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

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.

