

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-1735/23-24	Dated 26-Jul-23
Buyer (Bill to) HITESH KANSA Residential Flat No. 702, 7th Floor, "Siddhivinayak Annexe Co-op. Hsg. Soc. Ltd.", Chogle Nagar, Sawarpada, Borivali (East),Mumbai – 400 066 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. 002588 / 2301792	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				₹ 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**



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mr. Hitesh Kansa & Mrs. Deepika Hitesh Kansa -
 Residential Flat No. 702, 7th Floor, "Siddhivinayak
 Annexe Co-op. Hsg. Soc. Ltd.", Chogle Nagar,
 Sawarpada, Borivali (East), Mumbai – 400 066, 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



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Hitesh Kansa & Mrs. Deepika Hitesh Kansa**

Residential Flat No. 702, 7th Floor, "**Siddhivinayak Annexe Co-op. Hsg. Soc. Ltd.**", Chogle Nagar, Sawarpada, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'17.1"N 72°52'06.3"E

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Valuation Prepared for:

Cosmos Bank

Borivali (East) Branch

G-1, G-2, G-3, A – Wing, Palkhi Aura, Laxmi Shopping Centre CHSL, Dattapada Road, Near HDFC Bank, Borivali (East), Mumbai – 400 066, 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, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 702, 7th Floor, "Siddhivinayak Annexe Co-op. Hsg. Soc. Ltd.",
Chogle Nagar, Sawarpada, Borivali (East), Mumbai – 400 066, 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 26.07.2023 for Bank Loan Purpose
2	Date of inspection	17.07.2023
3	Name of the owner/ owners	Mr. Hitesh Kansa & Mrs. Deepika Hitesh Kansa
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: Residential Flat No. 702, 7 th Floor, "Siddhivinayak Annexe Co-op. Hsg. Soc. Ltd.", Chogle Nagar, Sawarpada, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. Contact Person: Shri. Anish Kaga
6	Location, street, ward no	Chogle Nagar, Sawarpada, Borivali (East), Mumbai
7	Survey/ Plot no. of land	CTS No. 2302/1/A(P), 2302/1/D/1, 2302/1/D/2, 2302/1/D/3, 2302/1/B, 2302/1/C of Village – Dahisar
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 551.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 577.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 693.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is	Chogle Nagar, Sawarpada, Borivali (East), Mumbai

	abutting	- 400 066.
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?	Seller 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 MCGM 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	₹ 26,000.00 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 – 2014 (As per full



	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.
Remark: At the time of visit, the building external repair & painting work is in progress.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali (East) Branch to assess fair market value as on 26.07.2023 for Residential Flat No. 702, 7th Floor, "**Siddhivinayak Annexe Co-op. Hsg. Soc. Ltd.**", Chogle Nagar, Sawarpada, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India belongs to **Mr. Hitesh Kansa & Mrs. Deepika Hitesh Kansa.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 25.07.2023 Between Mr. Ashimkumar Ganeshchandra Jana & Mrs. Kakali Ashimkumar Jana (the Transferor) and Mr. Hitesh Kansa & Mrs. Deepika Hitesh Kansa (the Transferees).
3	Copy of Commencement Certificate No. CHE / A-4132 / BP (WS) / AR dated 24.08.2011 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Property Tax Lekha No. RN1101132420032 dated 12.11.2022 issued by Municipal Corporation of Greater Mumbai
5	Copy of Full Occupancy Certificate No. CHE / A-4132 / BP (WS) / AR dated 11.02.2014 issued by Municipal Corporation of Greater Mumbai.
6	Copy of Allotment of the car parking dated 21.01.2014 issued by M/s. Ravikiran Enterprises.

LOCATION:

The said building is located at CTS No. 2302/1/A(P), 2302/1/D/1, 2302/1/D/2, 2302/1/D/3, 2302/1/B, 2302/1/C of Village – Dahisar, Mumbai. The property falls in Residential Zone. It is at a travelling distance 2 Km. from Borivali railway station.

BUILDING:

The building under reference is having Stilt + 10 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. 7th Floor is having 5 Residential Flat. The building having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (**i.e., 2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

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 **26th July 2023 is ₹ 1,24,13,335.00 (Rupees One Crore Twenty Four Lakh Thirteen Thousand Three Hundred Thirty Five 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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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 10 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3.	Year of construction	2014 (As per full occupancy certificate)
4.	Estimated future life	51 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 Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
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	As per Requirement
	(i) No. of water closets	
	(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	1 Lift
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 ulr



Latitude Longitude - 19°14'17.1"N 72°52'06.3"E


Note: The Blue line shows the route to site from nearest railway station (Borivali – 2 Km.)



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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year 20232024 **Language** English

Selected District मुंबई(उपनगर)

Select Village दहीसर (बोरीवली)

Search By Survey No Location

Enter Survey No 2302

उपविभाग	खुली जमीन	निवासी सदनिका	गोंदिय	दुकाने	औद्योगिक	एकक (R.R.)	Attribute
89/416-धुभाग: उत्तरेस शीव बल्लभ मार्ग, पूर्वस राष्ट्रीय उद्यान, वल्लिसेस नदी व पश्चिमेस दुतगती मार्ग.	56580	129070	167100	229800	129070	चौरस मीटर	सि.टी.एस. नंबर.

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,29,070.00			
Increase by 5% on Flat Located on 7 th Floor	6,454.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,35,524.00	Sq. Mt.	12,590.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	56,580.00			
The difference between land rate and building rate (A – B = C)	78,944.00			
Depreciation Percentage as per table (D) [100% - 9%] (Age of the Building – 9 Years)	91%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,28,419.00	Sq. Mt.	11,930.00	Sq. Ft.

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

Square yards | Member | Buy | Rent | Projects | Agents | More Services | Resources | Intelligence

Property for Sale in Mumbai | Property for Sale in Borivali East | Property for Sale in Siddhivinayak Annexe CHS, Mumbai | Siddhivinayak CHS | Apartment in Borivali East Mumbai

Siddhivinayak Annexe CHS
1 Bedroom 550 Sq.Ft. Apartment in Borivali East Mumbai
 Listing ID: 60372409

₹ 97 L

- 1 Bedroom
- Semi-Furnished
- 1 Bathroom
- 550 Sq Ft (Built-up Area)
- West Facing

Get Instant Home Loan | Request for Call

Key Highlights

- Prime Location
- Vastu compliant
- Safe & Secure Locality
- Adjoining Metro Station

If you're looking for an option to buy an apartment in Borivali East, Mumbai, then Siddhivinayak Annexe CHS could be just what you need.

- The 1 BHK semi-furnished apartment spans across 550 square feet and boasts ample natural light with breezy West-facing views.
- The flat comes equipped with one covered car parking space to keep your vehicle safe and protected.
- Additionally, if power supply duration bothers you, no problem since your apartment at Siddhivinayak Annexe CHS features power backup amenities.
- The flat, located at the eighth floor of a 12-floor building, offers a sense of immense security quotient with 24x7 CCTV and security staff. Semi-furnished apartments in Mumbai usually cut an ideal fit for homebuyers in terms of

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Manish Mahadev Saw...
 +919810000000

Name: _____
 Email ID: _____
 Phone Number: +91 _____
 Enable updates through WhatsApp

99acres | Buy | Enter Locality / Project / Society / Landmark

₹ 1.19 Cr | 2BHK 2Baths | 11th Apartment for Sale

Original EMI: ₹ 95,045

SAFE STATUS | EMI AVAILABLE | Website: <http://www.99acres.com>

Overview | Society | Owner Details | Price Trends | Registry Record | Society Reviews

Property (29) | Society (4)

Carpet area: 570 sq.ft. | **Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony

Price: ₹ 1.19 Crone | ₹ 20,877 per sq.ft. (Negotiable Sale Price)

Address: Om Sai Aaradhana, Borivali East, Mumbai Andheri-Dahisar

Floor: 11th of 17 Floors | **Project's Age:** 10+ Year Old

4 people already contacted since last week

Places nearby: Borivali East, Mumbai Andheri-Dahisar, Mumbai



Price Indicators

The screenshot shows a real estate listing on the squareyards website. The listing is for a 2-bedroom apartment in Siddhivinayak Annexe CHS, located in Borivali East, Mumbai. The price is ₹ 1.5 Cr. The listing includes details such as 2 bedrooms, 2 bathrooms, and a semi-furnished condition. It also features a map view and a contact button for the real estate agent, Tejal Realtors Pvt Ltd.

square yards Mumbai Buy Rent Projects Agents More Services Resources Intelligence

Home Property for Sale in Mumbai Property for Sale in Borivali East Property for Sale in Siddhivinayak Annexe CHS, Mumbai 2 Bedroom (600 Sq Ft) Apartment in Borivali East Mumbai

Siddhivinayak Annexe CHS
2 Bedroom 600 Sq.Ft. Apartment in Borivali East Mumbai
Listing ID #55467598

₹ 1.5 Cr.

2 Bedrooms • Extra Room
Semi-Furnished
2 Bathroom
600 Sq Ft (Saleable Area)
North Facing

Get instant Home Loan Request for Call

Need Loan? Get Free Credit Score

2 Photos

Map View

Overview Furnishing Amenities Agent Overview About Project Commute Time Borivali East Reviews

Key Highlights

Peaceful Vicinity Affordable Well ventilated Prime Location Family

Borivali East is a peaceful vicinity to have your dream home with your family which is of the prime locations in Mumbai

- You can experience a lifestyle filled with comfort and luxury with our newest offering of apartments
- Our Semi-furnished apartment in Siddhivinayak Annexe CHS offers 2 bedrooms and 2 bathrooms spanning across 600 sqft area and is well ventilated to provide natural sunlight throughout your home
- The Apartments in Siddhivinayak Annexe CHS offer a -of-a-kind experience to each of its residents
- Being situated on the 22nd floor with a north-facing view you can enjoy the impeccable sea view from your apartment
- The Apartments are 2-4 years old with a total floor count of 3, providing ample parking space for residents and

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+91 1111111111111111

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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 **26th July 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 knowledgeably 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.

