

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.	Dated
	PG-1725/23-24	26-Jul-23
Buyer (Bill to) Cosmos Bank - Mulund (East) GROUND +1ST FLOOR OF SHOP NO-2, 1ST FLOOR OF SHOP NO-1, 'ROMELL VASANTI', VASANTI VIHAR CO-OP HSG SOC LTD NAVGHAR RAOD,MULUND-EAST 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.	Delivery Note Date
	002698 / 2301782	
	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	4,000.00		360.00		360.00	720.00


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

Remarks:
 "Mr. Rakesh Mahipat Kadam & Mrs. Sarika Rakesh Kadam - Residential Flat No. 603, 6th Floor, Building No. A/2, ""The Building A1 & A2 Raunak Park Co-Op. Hsg. Ltd."" , Raunak Park, Kokani Pada, Pokhran Road No. 2, Village – Majiwade, Thane (West), PIN Code – 400 610, 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



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mr. Rakesh Mahipat Kadam & Mrs. Sarika Rakesh Kadam**

Residential Flat No. 603, 6th Floor, Building No. A/2, "The Building A1 & A2 Raunak Park Co-Op. Hsg. Ltd.",
Raunak Park, Kokani Pada, Pokhran Road No. 2, Village – Majiwade, Thane (West),
PIN Code – 400 610, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'21.3"N 72°57'38.2"E

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Valuation Done for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd.,
Navghar Road, Mulund (East), Mumbai – 400 081, 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 of Residential Flat No. 603, 6th Floor, Building No. A/2, "The Building A1 & A2 Raunak Park Co-Op. Hsg. Ltd.", Raunak Park, Kokani Pada, Pokhran Road No. 2, Village – Majiwade, Thane (West),
PIN Code – 400 610, 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	25.07.2023
3	Name of the owner/ owners	Mr. Rakesh Mahipat Kadam & Mrs. Sarika Rakesh Kadam.
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. 603, 6 th Floor, Building No. A/2, "The Building A1 & A2 Raunak Park Co-Op. Hsg. Ltd.", Raunak Park, Kokani Pada, Pokhran Road No. 2, Village – Majiwade, Thane (West), PIN Code – 400 610, State – Maharashtra, Country – India. Contact Person: Mr. Ahmed (Broker) Contact No. 81083 72525
6	Location, street, ward no	Pokhran Road No. 2
7	Survey/ Plot no. of land	Survey No. 277/13, 278/2, 279, 208/6 & 9 of Village - Majiwade
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. = 553.00 Balcony Area in Sq. Ft. = 65.00 Cupboard Area in Sq. Ft. = 20.00 Total Carpet Area in Sq. Ft. = 638.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 585.00 (Area as per Index - II)

13	Roads, Streets or lanes on which the land is abutting	Pokhran Road No. 2
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?	Vacant
	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 TMC 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	₹ 22,000.00 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	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 upon, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year	Year of Completion – 1997 (As per Occupancy

	of completion	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.
<p>Remark: <i>As per Site Inspection, Actual Total Carpet area 638.00 Sq. Ft. & Built up area is 765.60 Sq. Ft. which is more than Built up area 585.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents, Hence, to give proper weightage to the value of the property, higher rate i.e. 18,700/- per Sq. Ft. is considered.</i></p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Road Branch to assess fair market value as on 26.07.2023 for Residential Flat No. 603, 6th Floor, Building No. A/2, "The Building A1 & A2 Raunak Park Co-Op. Hsg. Ltd.", Raunak Park, Kokani Pada, Pokhran Road No. 2, Village – Majiwade, Thane (West), PIN Code – 400 610, State – Maharashtra, Country – India belongs to **Mr. Rakesh Mahipat Kadam & Mrs. Sarika Rakesh Kadam.**

We are in receipt of the following documents:

1	Copy of Index - II dated 21.07.2023
2	Copy of Occupancy Certificate No. V.P. No. 88042 / TMC / TDD / 1773 dated 13.10.1997 issued by Thane Municipal Corporation

LOCATION:

The said building is located Survey No. 277/13, 278/2, 279, 208/6 & 9 of Village – Majiwade, Thane. The property falls in Residential Zone. It is at a travelling distance 6.1 Km. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 7 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 normal. The building is used for residential purpose. 6th Floor is having 4 Residential Flat. 1 Lift is provided in the building.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + Bath + W.C. (i.e. **2 BHK + Bath + W.C.**). The residential flat is finished with Vitrified tiles flooring & Kota Stone flooring, Teak wood door frame with flush door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 26th July 2023

The Built up Area of the Residential Flat	:	585.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1997 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	26 Years
Cost of Construction	:	585.00 Sq. Ft. X ₹ 2,700.00 = ₹ 15,79,500.00
Depreciation $\{(100-10) \times 26 / 60\}$:	39.00%
Amount of depreciation	:	₹ 6,16,005.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,51,725.00 per Sq. M. i.e. ₹ 14,096.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,26,889.00 per Sq. M. i.e. ₹ 11,788.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,700.00 per Sq. Ft.
Value of property as on 26.07.2023	:	585.00 Sq. Ft. X ₹ 18,700.00 = ₹ 1,09,39,500.00

(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 26.07.2023	:	₹ 1,09,39,500.00 - ₹ 6,16,005.00 = ₹ 1,03,23,495.00
Total Value of the property	:	₹ 1,03,23,495.00
The realizable value of the property	:	₹ 92,91,146.00
Distress value of the property	:	₹ 82,58,796.00
Insurable value of the property	:	₹ 15,79,500.00
Guideline value of the property	:	₹ 68,95,980.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 603, 6th Floor, Building No. A/2, "The Building A1 & A2 Raunak Park Co-Op. Hsg. Ltd.", Raunak Park, Kokani Pada, Pokhran Road No. 2, Village – Majiwade, Thane (West), PIN Code – 400 610, State – Maharashtra, Country – India for this particular purpose at ₹ 1,03,23,495.00 (Rupees One Crore Three Lakh Twenty Three Thousand Four Hundred Ninety Five Only) as on 26th July 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 **26th July 2023 is ₹ 1,03,23,495.00 (Rupees One Crore Three Lakh Twenty Three Thousand Four Hundred Ninety 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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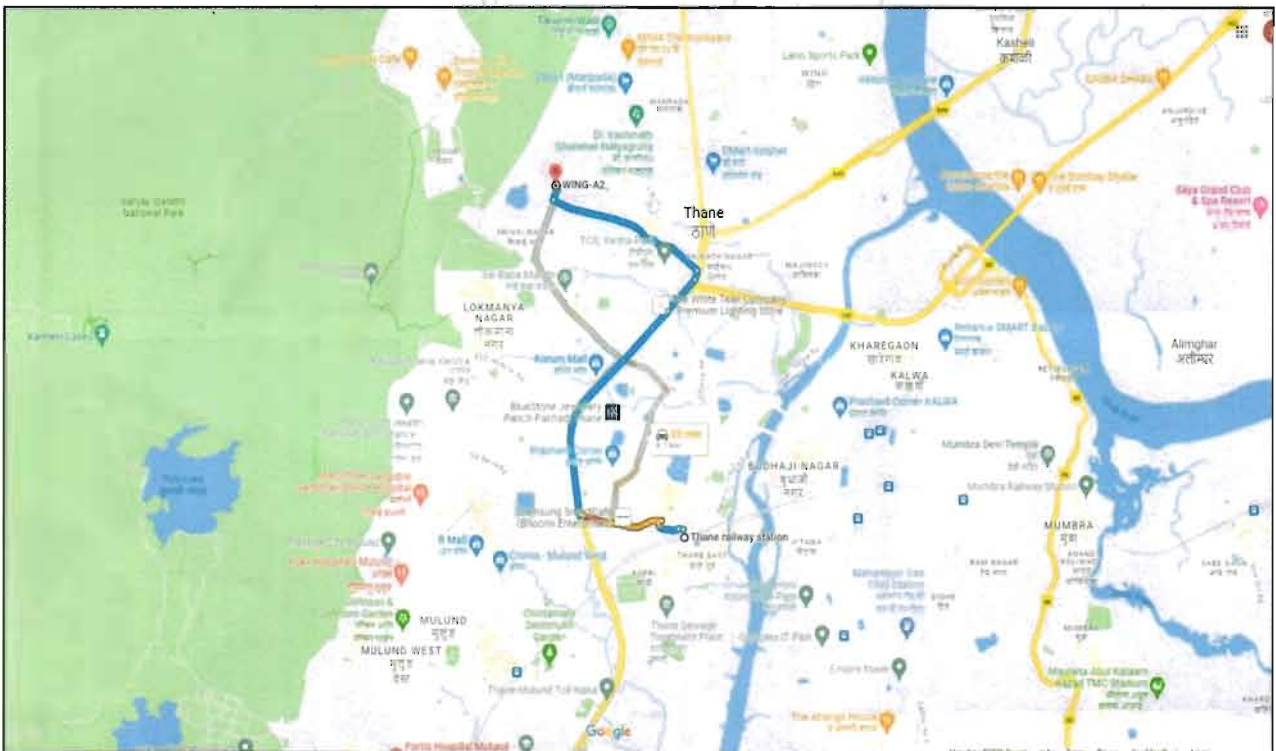
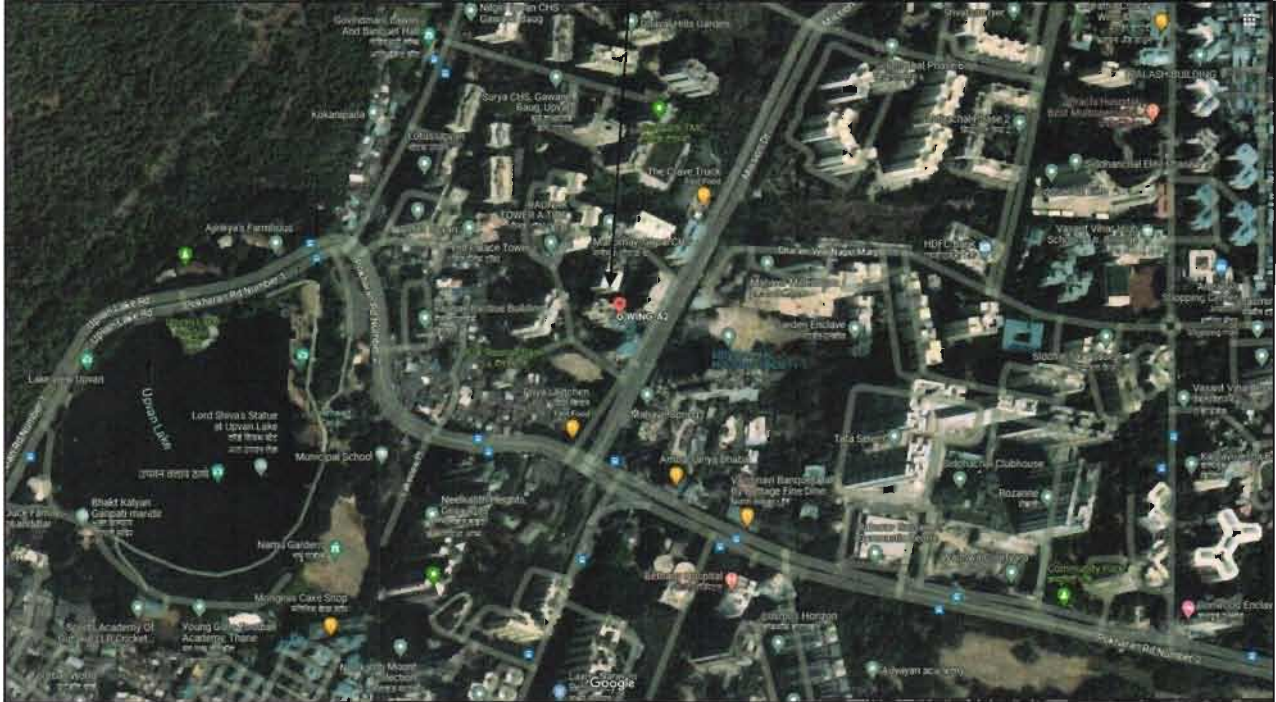
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 th Floor
3	Year of construction	1997 (As per Occupancy Certificate)
4	Estimated future life	34 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 foundatlons	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 doors, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring & Kota Stone 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	
	(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	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 u/r



Latitude Longitude - 19°13'21.3"N 72°57'38.2"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 6.1 km.)

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

Home
Valuation Rules
User Manual
Close
Feedback

Year
20222023
Annual Statement of Rates
Language
English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : माजीवडे

Search By: Survey No Location

Enter Survey No: 276

उपविभाग	खुली जमीन	निवासी सदनिका	मॉडीस	दुकाने	वैधानिक	एफक (R&J)	Attribute
6/24-3ई-4) पोखरण रोड क्रमांक2 लागत व उन्हेकडील विकसित भाग वसंतविहार व पत्रारनगर इत्यादी सर्वे क्रमांक	56200	144500	165200	179300	165200	चौ. मीटर	सर्व्हे नंबर
6/27-4ब) ठाणे वार्डी लागतचा भाविवड्याचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर.

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Price Indicators

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

₹1.15 Cr Estimated EPR: ₹19,857

2BHK 2Baths

RENT STATUS: NOT AVAILABLE

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (10) Society (122)

Price: ₹1.15 Crore + Govt Charges & Tax @ 17,692 per sq.ft. (Inclusive of GST)

Area: Carpet area: 850 sq.ft.

Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony

Address: Raunak Park, Powai 2, Thane

Floor: 7th of 7 Floors

Orientation: South-West

Ownership: Owner Road Others: Sea Facing

Property Age: 20+ Year Old

Places nearby: Powai 2, Thane, Mumbai

- Lakadbi Pool Market
- Sai Temple Vartak Nagar
- Ganesh Temple Ujvan
- Mhikanteshwar Mandir
- Trupti Hospital - Thane

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

₹1.25 Cr Estimated EPR: ₹17,632

2BHK 2Baths

RENT STATUS: NOT AVAILABLE

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (18) Society (53)

Price: ₹1.25 Crore + Govt Charges & Tax @ 17,637 per sq.ft.

Area: Carpet area: 700 sq.ft.

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony

Address: Raunak Park, Powai 2, Thane

Floor: 12th of 14 Floors

Orientation: West

Property Age: 10+ Year Old

Places nearby: Powai 2, Thane, Mumbai

- Lakadbi Pool Market
- Sai Temple Vartak Nagar
- Ganesh Temple Ujvan
- Mahar Maternity Infertility and Surgical Nursing

Why should you consider this property?

- Close to School
- Close to Hospital
- Close to Market
- Good Society
- Wheel Chair Friendly
- Pet Friendly
- Full Power Backup
- GPT Water
- Visitor Parking Available
- Air Conditioning
- On-Call Maintenance Staff
- Close to Mall
- High Speed Vehicle Complaint
- Parking Available

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 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 neighbourhood 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 ₹ 1,03,23,495.00 (Rupees One Crore Three Lakh Twenty Three Thousand Four Hundred Ninety Five 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=admins,
2.5.4.20=9822b6c6fae15dc03adcf39a26865913490cf3d33e41333
135279017a1805652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab0c289d0b2a55a0f0c3eab31f31bd2e
394e28f2a29a327862526c, c=INDIA, email=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM
Date: 2023.07.26 15:02:19 +05'30'

Auth. Sign.

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