

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-1712/23-24	Dated 25-Jul-23
Buyer (Bill to) COSMOS BANK - DADAR WEST DADAR BRANCH Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 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. 002726 / 2301766	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	4,000.00		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. Amit Jalui - Residential Flat No. 410, 4th Floor, ""Aster"", by Prabhav Reality and Infrastructure Pvt Ltd., Gat No. 283, Plot No. 149 to 155, Village - Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, 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

Rattool
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Amit Jalui**

Residential Flat No. 410, 4th Floor, "**Aster**", by Prabhav Reality and Infrastructure Pvt Ltd., Gat No. 283,
Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik,
PIN Code - 422 403, State Maharashtra, Country – India

Latitude Longitude - 19°41'39.8"N 73°31'58.4"E

Valuation Done for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,
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. 410, 4th Floor, "Aster", by Prabhav Reality And Infrastructure Pvt Ltd., Gat No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, 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 25.07.2023 for Banking Purpose
2	Date of inspection	22.07.2023
3	Name of the owner/ owners	Mr. Amit Jalui
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 410, 4 th Floor, "Aster", by Prabhav Reality and Infrastructure Pvt Ltd., Gat No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India. Contact Person: Mr. Mhantri (Sales Person) Contact No. 8779957996
6	Location, street, ward no	Mumbai Agra National Highway
7	Survey/ Plot no. of land	Gat No. 283, Plot No. 149 to 155 of Village – Talegaon Budruk
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 305.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 336.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Mumbai Agra National Highway
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.	Copy of Approved Plan Document No. INP / PWD / B.P 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council
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?	Building Under Construction
	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 Igatpuri Municipal Council 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	₹ 3,500.00 Expected rental income per month after completion

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, Dadar Branch to assess fair market value as on 25.07.2023 for Residential Flat No. 410, 4th Floor, "**Aster**", by Prabhav Reality and Infrastructure Pvt Ltd., Gat No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India belongs to **Mr. Amit Jalui**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 18.07.2023
2	Copy of RERA Certificate No. P51600033061 dated 03.02.2022
3	Copy of Commencement Certificate No. INP / PWD / B.P. / 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council
4	Copy of Approved Plan Document No. INP / PWD / B.P. / 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council

LOCATION:

The said building is located at Gat No. 283, Plot No. 149 to 155 of Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 4.4 Km. from Igatpuri railway station.

BUILDING:

The building under reference is having Proposed Ground + 7 Upper Floors. It will be Proposed R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The Proposed walls will be having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building will be used for residential purpose. 4th Floor will be having 11 Residential Flat. The building is Proposed 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. The Composition of flat will be Living Room + Kitchen + 2 Toilets. (**i.e. 1 RK+ 2 Toilets**). The residential flat will be finished with Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows & Proposed Concealed electrification & Proposed concealed plumbing.

At the time of inspection Building was under construction, extent of completion as under



Stage of Construction**If under construction, extent of completion**

Foundation	Completed	RCC Plinth	Completed
Ground	Completed		
Total	15% Work Completed		

Valuation as on 25th July 2023

The Carpet Area of the Residential Flat	:	305.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building Under Construction
Expected total life of building	:	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	Building Under Construction
Cost of Construction	:	336.00 Sq. Ft. X ₹ 2,000.00 = ₹ 6,72,000.00
Depreciation	:	Building is Under Construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 28,550.00 per Sq. M. i.e. ₹ 2,652.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,300.00 per Sq. Ft.
Value of property as on 25.07.2023	:	305.00 Sq. Ft. X ₹ 5,300.00 = ₹ 16,16,500.00

(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)

Total Value of the property as on 25.07.2023	:	₹ 16,16,500.00
The realizable value of the property	:	₹ 14,54,850.00
Distress value of the property	:	₹ 12,93,200.00
Insurable value of the property	:	₹ 6,72,000.00
Guideline value of the property	:	₹ 8,91,072.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 410, 4th Floor, "Aster", by Prabhav Reality and Infrastructure Pvt Ltd., Gat No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India for this particular purpose at **₹ 16,16,500.00 (Rupees Sixteen Lakh Sixteen Thousand Five Hundred Only)**. As per site inspection 15% of construction work is completed as on 25th July 2023.

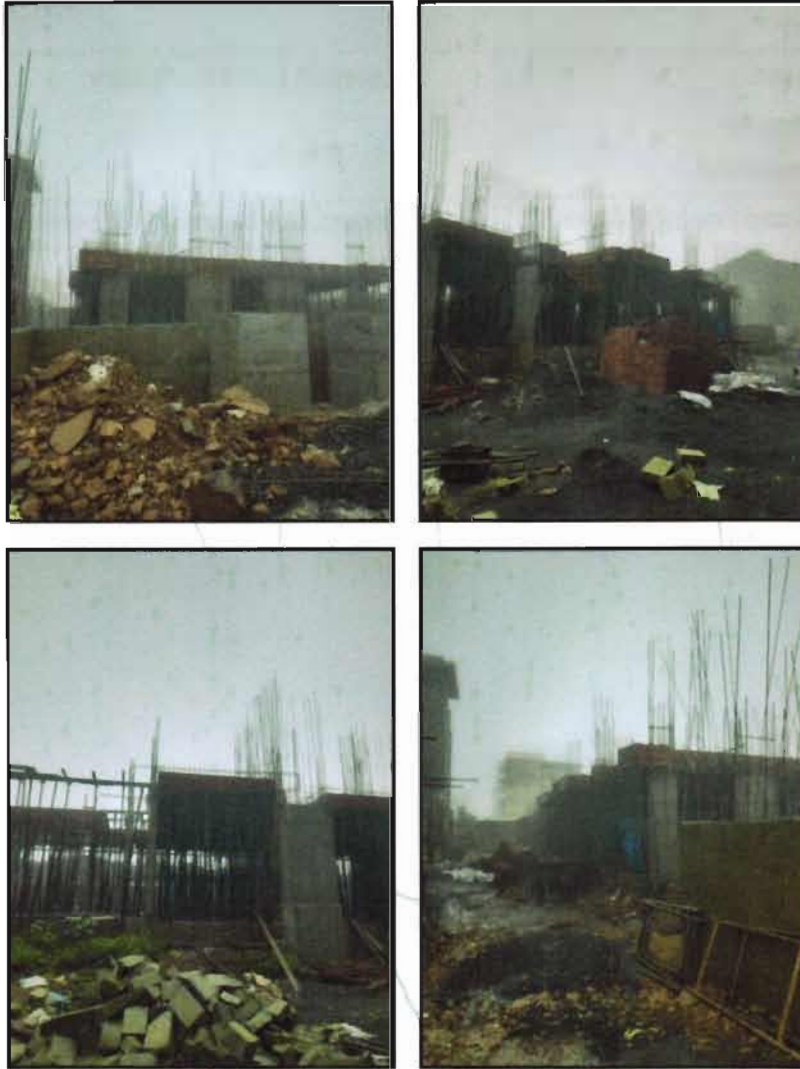
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Proposed Ground + 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 4 th Floor
3.	Year of construction	Building Under Construction
4.	Estimated future life	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Proposed R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	Proposed All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	Proposed 6" thick brick wall
9.	Doors and Windows	Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows
10.	Flooring	Proposed Vitrified Tiles flooring
11.	Finishing	Proposed Cement plastering
12.	Roofing and terracing	Proposed R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	Proposed
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Proposed Ordinary
17.	Compound wall Height and length Type of construction	Proposed 6'.0" High, R.C.C. column with B. B. masonry wall

18	No. of lifts and capacity	Proposed 1 Lift
19	Underground sump – capacity and type of construction	Proposed R.C.C tank
20	Over-head tank Location, capacity Type of construction	Proposed R.C.C tank on terrace
21	Pumps- no. and their horse power	Proposed, May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Proposed Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Proposed Connected to Municipal Sewerage System

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Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°41'39.8"N 73°31'58.4"E


Note: The Blue line shows the route to site from nearest railway station (Igatpuri – 4.4 Km.)

Ready Reckoner Rate




**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Home
Logout




Valuation For Urban Area

Location Details

District	नाशिक	Taluka	इगतपुरी			Zone	मोरे तळेगाव	
Attribute	गट नंबर - 284	Subzone	3.9- नवीन मुंबई आणि महामार्गावरील रविवारास/वाणिज्य/ओव्हेपो. विभागातील मिळकती ९.०मी (देक पोष्ट, भवनस हॉटेल, घाटकपेठी परिसर)				Palika	C class Palika


Open	Residence	Office	Shop	Industry	Unit
5096	26550	32840	40800	0	Square Meter

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Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Igatpuri > 2 BHK Flats for Sale in Igatpuri > 840 Sq-ft

Posted on: Mar 15, 23 | Property ID: 64030893

₹46.2 Lac Get ₹13,960 cashback on Home Loan

2 BHK 840 Sq-ft Flat For Sale **Igatpuri, Nashik**

2 Beds, 2 Baths, Unfurnished

Super Built-Up Area: 840 sqft • ₹3,958/sqft

Developer: Shree Venkatesh Nagar

Project: Shree Venkatesh Nagar Rosewood

Transaction Type: New Property

Status: Ready to Move

Lift: 1

Furnished Status: Unfurnished

Contact Builder
Ishanya buildcon +91-95XXXXXX67

Your Name
Email
IND +91 Mobile Number

Agree to Magicbricks Terms of Use

Get Contact Details

Contact Builder Get Phone No.

Download Brochure

99acres Buy Rent Locality Project/Society Landmark Post prop

Home > Flats for Sale in Nashik > Flats for Sale in Igatpuri

Posted on Feb 25, 2023 | Ready to move

₹18 Lac ₹3,600 per sq.ft **1RK 1Bath**

Estimated EMR ₹14,277

REGISTRATION: REGISTERED - Registration No. P5102002114 - [View https://maharashtra.gov.in](https://maharashtra.gov.in)

Overview Society Dealer Details Recommendations

Property (1) Society (20)

Super Built up area 500 sq.ft.

Configuration 1 Room +10 Balcony

Price ₹18 Lac @ 3,600 per sq.ft.

Address Prabhav Vivaant Igatpuri, Nashik

Floor Number Ground of 1 Floors

Property Age

Furnishment Type Resale

Property Ownership Freehold

Condition Furnished

0 Covered, 0 Open

Project Name: None

Project Code: 167545260

www.99acres.com/167545260

Price Indicators

About Project
Floor Plan
Amenities
Location
Enquire Now
Reviews

ABOUT PRABHAV VIVAANT

Prabhav Vivaant a new housing construction location at Bortembhha, Near Nashik, Igatpuri, Maharashtra. This project consists of 5 floor building and its part of the project called "Manas Luxury". This masterwork development is introduced to you by Prabhav Group.

As of now its at the level of Soft Launch and from its development date, the possession for a property will be around March 2017. These systems will consist of High quality 3 BHK Homes with a wonderful views and best of decorations in its category. Of course, one will also appreciate all the modern day and high-class facilities such as swimming, club house, gym, etc. While on the other the people will also get the added advantages services like Ample parking space, Power Backup etc. Other functions involve CCTV Surveillance, Guards who will limit entry for unknown

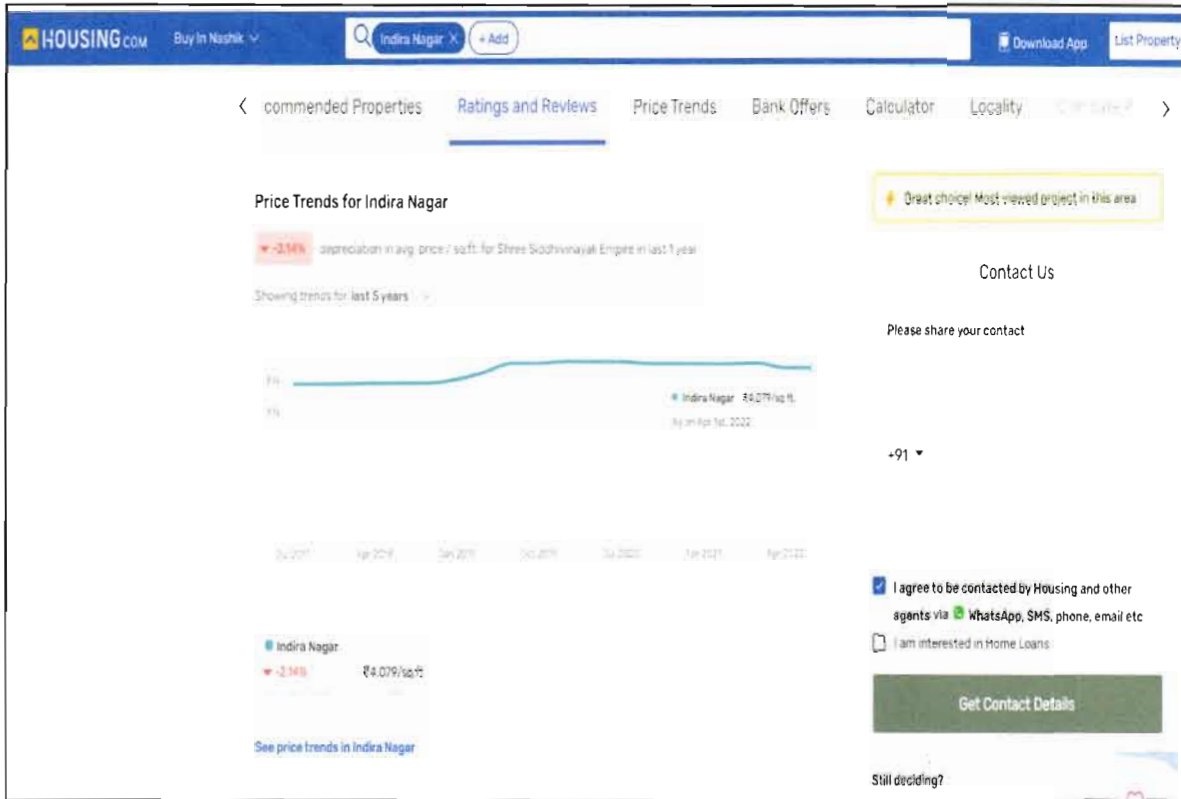
+ show more

FLOOR PLAN

Type	Size	Price
1 RK	308 Sq.ft Carpet Area	18.00 Lacs
2 BHK	530 Sq.ft Carpet Area	28.00 Lacs
2 BHK	560 Sq.ft Carpet Area	29.58 Lacs
3 BHK Villas	1438 Sq.ft Carpet Area	95.00 Lacs

Note: Above Mentioned Sizes and Prices are Approximate. Maintenance, Club Charges, Registration, Stamp duty, Car Parking, etc as applicable. **Rates are indicative.

Price Indicators



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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 **25th 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.

