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

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

Invoice No.	Dated
PG-1844/23-24	4-Aug-23
Delivery Note	Mode/Terms of Payment AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 002784 / 2301900	Delivery Note Date
Dispatched through	Destination

Terms of Delivery

SI No.	Particulars	/	HSN/SAC	GST Rate	Amount
	VALUATION FEE nical Inspection and Certification Services)	CGST SGST		18 %	5,000.00 450.00 450.00
		Total	1		5,900.00

Amount Chargeable (in words)

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total
MAY AND 1901 VIII		Rate	Amount	Rate	Amount	Tax Amount
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words): Indian Rupee Nine Hundred Only

Company's Bank Details

Bank Name : The Cosmos Co-Operative Bank Ltd

A/c No.

Branch & IFS Code: Vileparle & COSB0000017

Remarks:

Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade -Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, 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

0171001022668



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

ed Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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



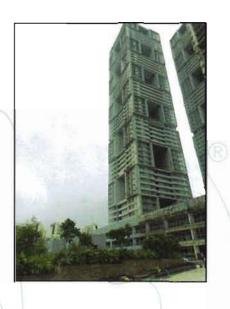
E. & O.E

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade

Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad,
PIN Code – 410 210, State Maharashtra, Country – India

<u>Latitude Longitude - 19°04'49.8"N 73°04'37.5"E</u>

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 :

Mumbaí Parcagabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28371325/24

🖀 TeleFax : +91 22 28371325/24 🐸 mumbai@vastukala.org CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Dadar Branch / Mr. Ashok Tukaram Gade (2784/2301900)

Page 2 of 17

Vastu/Mumbai/08/2023/2784/2301900 04/06-46-PASH

Date: 04.08.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India belongs to Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade.

Boundaries of the property.

North : Building No. 1B

South : Open Plot & Swapnapurti Complex

East : Road & Open Plot

West : Open Plot

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 for ₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh Only).

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 (1) PVT/LTD.

MANOJ BABURAC CHALIKWAR Togrady signed by Absolic Balleristic Circulative All
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25.4 g-to-e820bloso) 1490c/tal

Volume A Approver (1) Communication of C

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01





Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax: +91 22 28371325/24

TeleFax: +91 22 28371325/24mumbai@vastukala.org

<u>Valuation Report of Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India.</u>

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 04.08.2023 for Banking Purpose
2	Date of inspection	22.07.2023
3	Name of the owner/ owners	Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India Contact Person: Mr. Ashok Tukaram Gade (Owner)
6	Location, street, ward no	Mumbai Panvel Highway
7	Survey/ Plot no. of land	Survey No. 86 (Part) & Other of Village – Rohinjan
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. = 741.00 Flowerbed Area in Sq. Ft. = 19.00 Total Carpet Area in Sq. Ft. = 760.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 700.00 (Area as per Agreement for Sale)
		Built up Area in Sq. Ft. = 770.00 (Carpet Area + 10%)





13	Road: abutti	s, Streets or lanes on which the land is ng	Mumbai Panvel Highway
14	If free	hold or leasehold land	Free hold
15	of le		N. A.
	(i	ii) Ground Rent payable per annum	
	(i	iii) Unearned increased payable to the	
		Lessor in the event of sale or transfer	
16		ere any restriction covenant in regard to of land? If so, attach a copy of the nant.	As per documents
17		nere any agreements of easements? If so, n a copy of the covenant	Information not available
18	Plann Gove	the land fall in an area included in any Town ing Scheme or any Development Plan of rnment or any statutory body? If so, give sulars.	\
19	devel	any contribution been made towards opment or is any demand for such bution still outstanding?	Information not available
20	for ac	he whole or part of the land been notified cquisition by government or any statutory? Give date of the notification.	No
21	Attacl	h a dimensioned site plan	N.A.
	IMPR	POVEMENTS	7
22	1	h plans and elevations of all structures ing on the land and a lay-out plan.	Copy of Approved Plan Document No. PMC / NRV / 1977 dated 20.08.2019 issued by Panvel Municipal Corporation
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
		property owner occupied, specify portion extent of area under owner-occupation	N.A.
25		is the Floor Space Index permissible and entage actually utilized?	Floor Space Index permissible - As per PMC norms Percentage actually utilized - Details not available
26	REN	TS	
	(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	₹ 25,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N. A.
27		ny of the occupants related to, or close to ess associates of the owner?	N. A.
28	of fix cookir	parate amount being recovered for the use tures, like fans, geysers, refrigerators, and ranges, built-in wardrobes, etc. or for es charges? If so, give details	N. A.
29		details of the water and electricity charges, to be borne by the owner	N. A.
30		he tenant to bear the whole or part of the repairs and maintenance? Give particulars	N. A.
31		t is installed, who is to bear the cost of enance and operation- owner or tenant?	N. A.
32		ump is installed, who is to bear the cost of enance and operation- owner or tenant?	N. A.
33	for lig	has to bear the cost of electricity charges hting of common space like entrance hall, passage, compound, etc. owner or t?	N. A.
34		is the amount of property tax? Who is to t? Give details with documentary proof	Information not available
35	no., a	e building insured? If so, give the policy amount for which it is insured and the all premium	Information not available
36		y dispute between landlord and tenant ding rent pending in a court of rent?	N. A.
37		any standard rent been fixed for the ses under any law relating to the control t?	N.A.Create
	SALE	S	
38	in the Name	instances of sales of immovable property locality on a separate sheet, indicating the and address of the property, registration ale 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 building. The rate is considered as composite rate.
40		instances are not available or not relied the basis of arriving at the land rate	N. A.
	COST	OF CONSTRUCTION	
41	Year	of commencement of construction and	Year of commencement of construction - 2019 (As





	year of completion	per Commencement Certificate)
		Year of Completion – 2023 (As per Site Information)
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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 04.08.2023 for Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India belongs to Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 04.03.2021
2	Copy of RERA Certificate No. P52000003039 dated 18.05.2020
3	Copy of Commencement Certificate No. PMC / BP / 1977 / 2019 dated 20.08.2019 issued by Panvel
	Municipal Corporation
4	Copy of Approved Plan Document No. PMC / NRV / 1977 dated 20.08.2019 issued by Panvel Municipal
	Corporation

LOCATION:

The said building is located at Survey No. 86 (Part) & Other of Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 9.5 Km. from Kharghar railway station.

BUILDING:

The building under reference is having Stilt + 2 Podium + 56 Upper Floors. It is 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 48th Floor is having 6 Residential Flats. The building is having 6 Lifts.

Residential Flat:

The residential flat under reference is situated on the 48th Floor. The Composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2BHK + 2 Toilets). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows & Concealed electrification & concealed plumbing.





Valuation as on 04th August 2023

The Carpet Area of the Residential Flat	:	700.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2023 (As per Site Information)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	New Construction
Cost of Construction	:	770.00 Sq. Ft. X ₹ 3,000.00 = ₹ 23,10,000.00
Depreciation	:	N.A. as the property is Newly constructed
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property		₹ 1,08,000.00 per Sq. M. i.e. ₹ 10,033.00 per Sq. Ft.
Prevailing market rate	1	₹ 16,000.00 per Sq. Ft.
Value of property as on 04.08.2023		700.00 Sq. Ft. X ₹ 16,000.00 = ₹ 1,12,00,000.00

(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 04.08.2023	:	₹ 1,12,00,000.00
The realizable value of the property	:	₹ 1,00,80,000.00
Distress value of the property	:	₹ 89,60,000.00
Insurable value of the property	:	₹ 23,10,000.00
Guideline value of the property	1	₹77,25,410.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India for this particular purpose at ₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh Only) as on 04th August 2023.



NOTES

- 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 04th August 2023 is ₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 2 Podium + 56 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 48th Floor
3	Year of construction	Year of Completion – 2023 (As per Site Information)
4	Estimated future life	60 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, Powdered Coated Aluminum 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 Concealed plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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		6'.0" High, R.C.C. column with B. B. masonry wall
	Height and length		
	Type of construction		
18	No. of lifts and capacity		6 Lifts
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank		R.C.C tank on terrace
	Location, capacity Type of construction		vate.Create
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

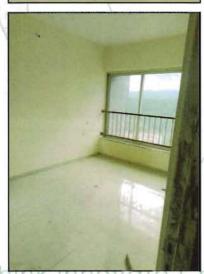
Actual site photographs



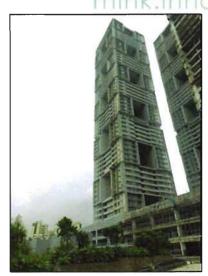


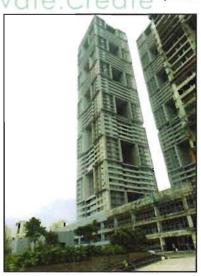














Route Map of the property

Site u/r





Note: The Blue line shows the route to site from nearest railway station (Kharghar – 9.5 Km.)





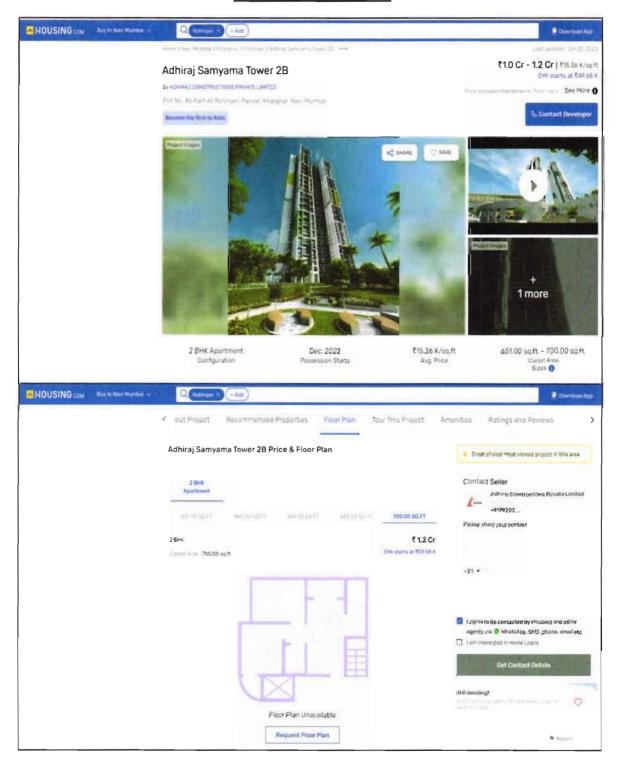
Ready Reckoner Rate



Think.Innovate.Create



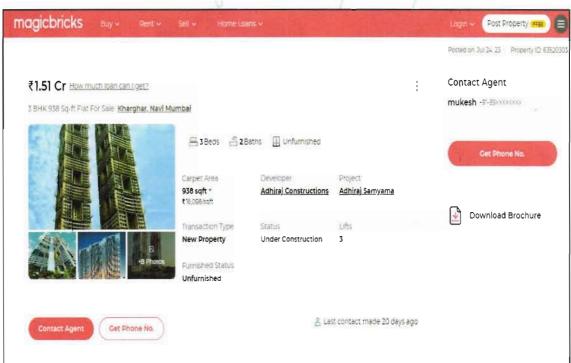
Price Indicators





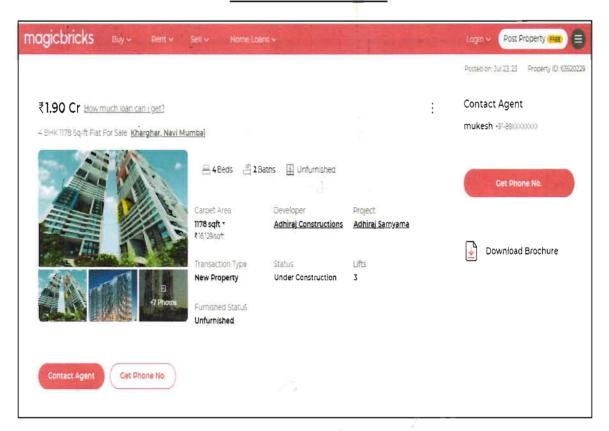
Price Indicators







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 04th August 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.
- 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 ₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO CHALIKWAR 004 - - MI, D. OVASTORICA ELOPSINI, INSTITUT I PROPRIET E INDIFER. 2 S.A. 20 - PREZZIGO-PRACESCO ELOZISTEVA DE RESPERSIONALI (EL DEN EL SENTE EL PROPRIETA DE LA PROPRIETA D

Director

Auth. Sign.

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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