

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1772/23-24</b>	Dated <b>29-Jul-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK - VEERA DESAI ROAD</b> Veera Desai Road Andheri West Branch Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>2824 / 2301828</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

Remarks:

Mr. Paras Ramesh Joshi. Name of Proposed Purchaser is Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel - Residential Flat No. B-53, 3rd Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai - 400 064, 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

*[Signature]*  
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 Proposed Purchaser: **Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel**

Name of Owner: **Mr. Paras Ramesh Joshi**

Residential Flat No. B-53, 3<sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane,  
S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'39.8"N 72°50'40.4"E

### Valuation Done for:

**Cosmos Bank**

**Veera Desai Road Andheri (West) Branch**

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),  
Mumbai – 400 053, State – Maharashtra, Country – India.





## VALUATION OPINION REPORT

The property bearing Residential Flat No. B-53, 3<sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Mr. Paras Ramesh Joshi**. Name of Proposed Purchaser is **Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel**.

Boundaries of the property.

North	:	Internal Road
South	:	Internal Road & Adinath Avenue
East	:	Internal Road
West	:	Ninlanjana Apartment

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 **₹ 67,12,500.00 (Rupees Sixty Seven Lakh Twelve Thousand Five Hundred 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 (I) PVT. LTD.**

**Sharadkumar  
B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
email=info@vastukala.org, c=IN  
Date: 2023.07.29 17:15:36 +05'30'

Auth. Sign.



### 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  
📞 **Tele/Fax :** +91 22 28371325/24  
✉️ **mumbai@vastukala.org**

Valuation Report of Residential Flat No. B-53, 3<sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.",  
Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, 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 29.07.2023 for Bank Loan Purpose
2	Date of inspection	28.07.2023
3	Name of the owner/ owners	<b>Name of Proposed Purchaser:</b> Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel <b>Name of Owner:</b> Mr. Paras Ramesh Joshi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proposed Purchaser – Joint Ownership Owner – Single Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. B-53, 3 <sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Paras Joshi (Owner) Contact No. 9819000131
6	Location, street, ward no	Narsing Lane, S. V. Road, Malad (West), Mumbai
	Survey/ Plot no. of land	CTS No. 484 of Village – Malad (North)
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 274.00 (Area as per Actual Site Measurement) <b>Built Up Area in Sq. Ft. = 375.00</b> <b>(Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is	Narsing Lane, S. V. Road, Malad (West),

	abutting	Mumbai – 400 064.
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.
	<b>IMPROVEMENTS</b>	
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	<b>RENTS</b>	
	(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	₹ 14,000.00 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 1973 (As per occupancy



	year 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.
<b>Remark:</b>		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch to assess fair market value as on 29.07.2023 for Residential Flat No. B-53, 3<sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Mr. Paras Ramesh Joshi**. Name of **Proposed Purchaser** is **Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel**.

**We are in receipt of the following documents:**

1	Copy of Draft Agreement for sale for the year 2023 Between Mr. Paras Ramesh Joshi (the Transferor) and Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel (the Transferees).
2	Copy of Agreement for sale dated 21.02.2004 Between Mr. Kantilal M. Dave & Mr. Narendra N. Dave (the Transferors) and Mr. Paras Ramesh Joshi & Mrs. Pushpa Ramesh Joshi (the Transferees).
3	Copy of Occupancy Certificate No. CE / 831 / 1382 / LA / P / 21-22 dated 07.06.1973 issued by Municipal Corporation of Grater Mumbai.
4	Copy of Society Share Certificate No. 53 transferred on 29.11.2019 in the name of Mr. Paras Ramesh Joshi.

**LOCATION:**

The said building is located at CTS No. 484 of Village – Malad (North), Malad (West), Mumbai. The property falls in Residential Zone. It is at a travelling distance 1.3 Km. from Malad railway station.

**BUILDING:**

The building under reference is having Ground + 4 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. 3<sup>rd</sup> Floor is having 4 Residential Flat. Lift not provided in the building.

**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Toilet. (i.e. **1BHK with Toilet**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

**Valuation as on 29<sup>th</sup> July 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>375.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1973 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	50 Years
Cost of Construction	:	375.00 X 2,800.00 = ₹ 10,50,000.00
Depreciation $\{(100-10) \times 50 / 60\}$	:	75.00%
Amount of depreciation	:	₹ 7,87,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,14,036.00 per Sq. M. i.e. ₹ 10,594.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 84,783.00 per Sq. M. i.e. ₹ 7,877.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
<b>Value of property as on 29.07.2023</b>	<b>:</b>	<b>375.00 Sq. Ft. X ₹ 20,000.00 = ₹ 75,00,000.00</b>

(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)

<b>Depreciated fair value of the property as on 29.07.2023</b>	<b>:</b>	<b>₹ 75,00,000.00 - ₹ 7,87,500.00 = ₹ 67,12,500.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 67,12,500.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 60,41,250.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 53,70,000.00</b>
<b>Insurable value of the property (375.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 10,50,000.00</b>
<b>Guideline value of the property (375.00 X 7,877.00)</b>	<b>:</b>	<b>₹ 29,53,875.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-53, 3<sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India for this particular purpose at **₹ 67,12,500.00 (Rupees Sixty Seven Lakh Twelve Thousand Five Hundred Only)**. as on **29<sup>th</sup> July 2023**.



### NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **29<sup>th</sup> July 2023 is ₹ 67,12,500.00 (Rupees Sixty Seven Lakh Twelve Thousand Five Hundred 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	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3.	Year of construction	1973 (As per occupancy certificate)
4.	Estimated future life	10 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 doors, 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
	(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	No 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°11'39.8"N 72°50'40.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Malad – 1.3 Km.)



**Vastukala Consultants (I) Pvt. Ltd.**  
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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

Home Valuation Rules User Manual Close Feedback

Year: 2023/2024 Language: English

Selected District: मुंबई (उपनगर)  
Select Village: नारमनपॉइंट (पश्चिम) / चोरीचोरी

Search By:  Survey No  Location  
Enter Survey No: 684 Search

सर्वेक्षण क्रमांक	प्लॉट नंबर	निवृत्ती दर	खंडीय	पुस्तक	संबंधित	मूल्य (₹/sq.ft)	Address
684/305 - मुंबई, नारमनपॉइंट, पुर्वेक एच व्ही. रोड, वडिलेक नामनेकर काठी बारी व वडिलेक गार हद्द.	55530	134160	154280	197830	134160	चौरा नॉइटर	चि टी एच नॉइटर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,34,160.00			
Reduced by 15% on Flat Located on 3 <sup>rd</sup> Floor	20,124.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,14,036.00</b>	<b>Sq. Mt.</b>	<b>10,594.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	55,530.00			
The difference between land rate and building rate (A - B = C)	58,506.00			
Depreciation Percentage as per table (D) [100% - 50%] (Age of the Building - 50 Years)	50%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>84,783.00</b>	<b>Sq. Mt.</b>	<b>7,877.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

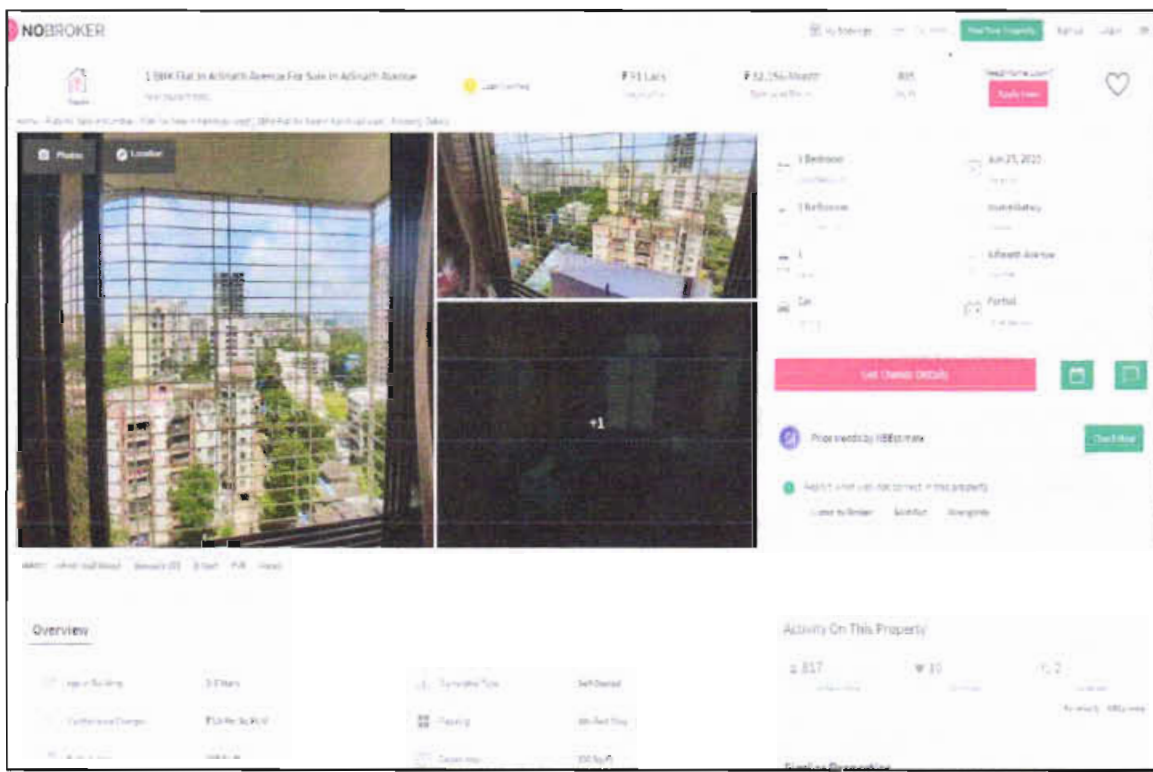
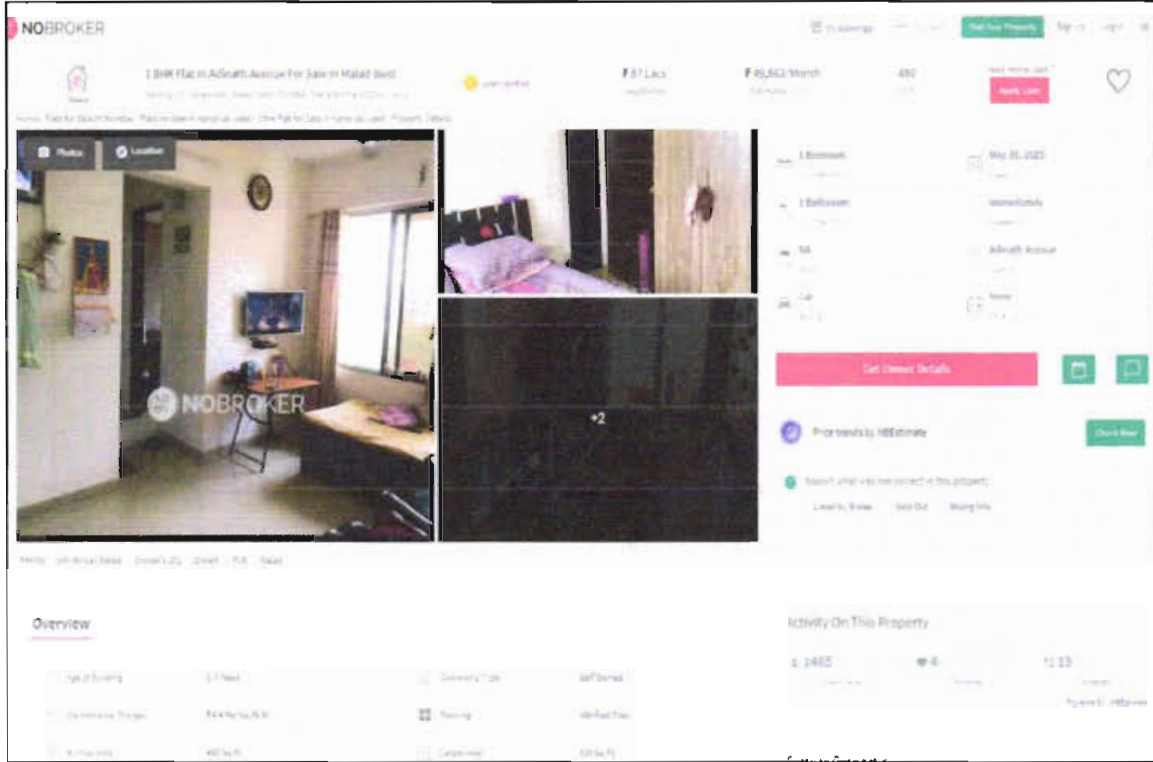
	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table - D: Depreciation Percentage Table**

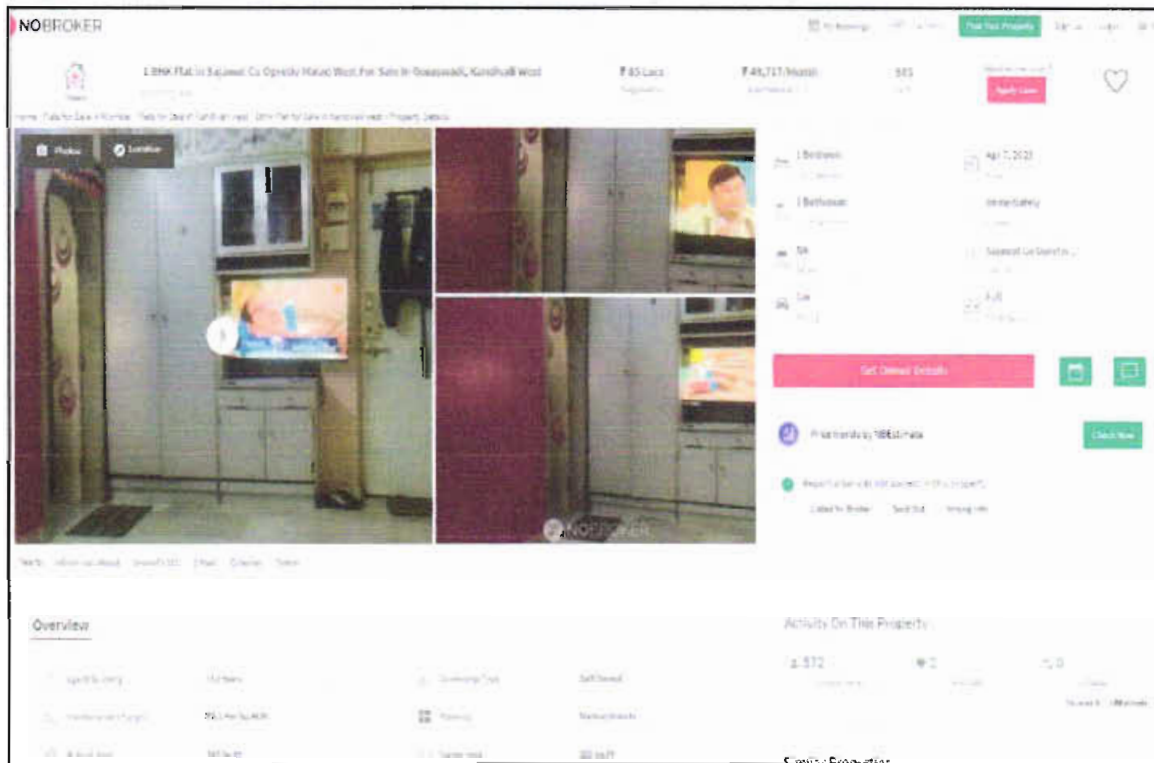
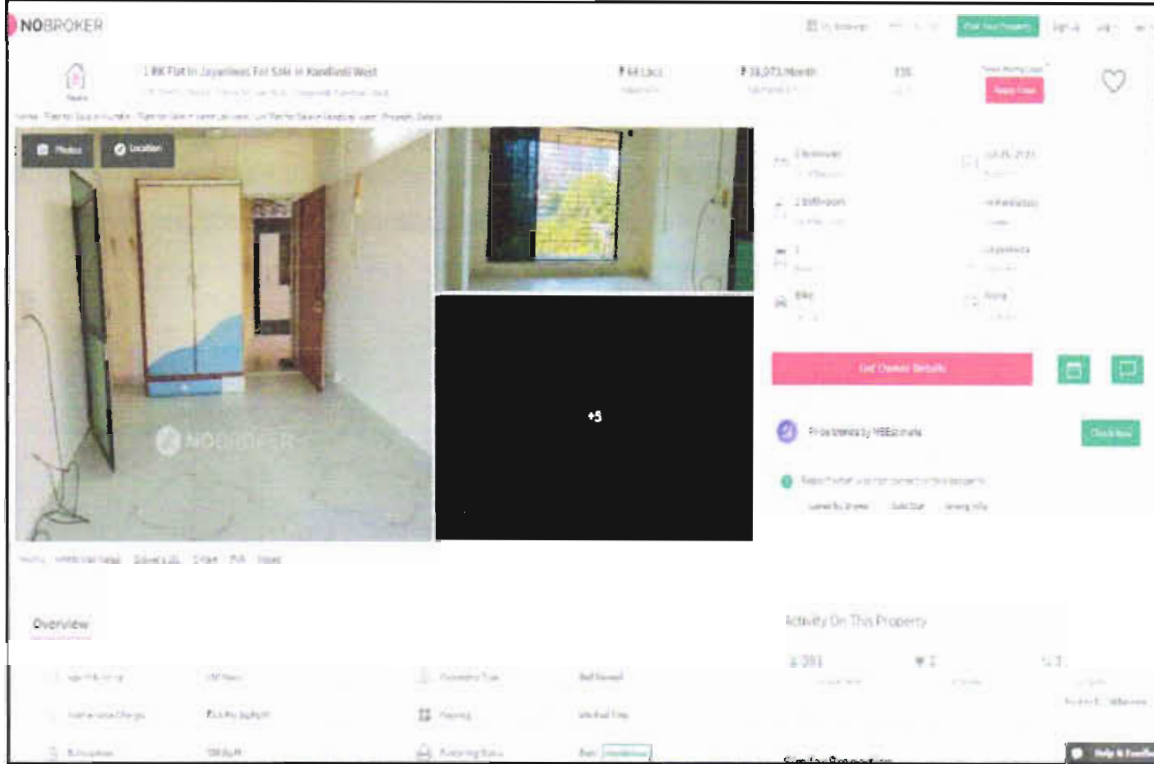
Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi - Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation 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 15% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



## Price Indicators



## Price Indicators



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29<sup>th</sup> 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.



### 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 **₹ 67,12,500.00 (Rupees Sixty Seven Lakh Twelve Thousand Five Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
o=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.29 17:39:58 +05'30'

Auth. Sign.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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) <b>Central Bank of India</b> Modellagram Branch Shop No 4, C - Wing, Building No. 10, Sun Magnetica, Galaxy Complex, Louis Wadi, Service Road, Near LIC Building, Thane (West), PIN Code - 400602, GSTIN/UIN : 27AAACC2496P1DC State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1776/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dated Dispatch Doc No. <b>2796 / 2301833</b> Dispatched through Destination Terms of Delivery	Dated <b>29-Jul-23</b> Mode/Terms of Payment Other References
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total:</b>				<b>₹ 2,950.00</b>

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

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

**Remarks:**  
 Mr. Natwer Kumar Jha & Mrs. Nandani Natwer Jha -  
 Residential Flat No. 204, 2nd Floor, Building No. C3,  
 "Park View", G. B. Road, Bhawani Nagar, Near Unnathi  
 Woods, Village - Vadavali & Kavesar, Thane (West),  
 Taluka & District - Thane - 400 615, 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. : **340505000531**

Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

**for Vastukala Consultants (I) Pvt Ltd**

Authorised Signatory

This is a Computer Generated Invoice