

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-2503/23-24	16-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK BANDRA WEST BRANCH 16, Lubina Turner Road, OPPOSITE Tava Restaurant Bandra West, Mumbai - 400050 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	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**

Remarks:
 Mr. Raju Ashok Rawtani - Residential Flat No. 704, 7th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India.
 Company's PAN : **AADCV4303R**

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**

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
Asmita Rathod
Copied & Approved by Asmita Rathod
 DIN: 01604006, Asmita Rathod, Vastukala Consultants (I) Pvt. Ltd., pan: AADCV4303R, ucin: 27222201137, date: 2023.09.16 12:01:28 v4303r
Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Raju Ashok Rawtani**

Residential Flat No. 704, 7th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India.

Latitude Longitude - 19°04'00.1"N 72°50'20.9"E

Think Valuation Done for: Create

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
State – Maharashtra, Country – India.



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-  **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. 704, 7th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, 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 16.09.2023 for Bank Loan Purpose
2	Date of inspection	03.08.2023
3	Name of the owner/ owners	Mr. Raju Ashok Rawtani
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. 704, 7 th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3 rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India. Contact Person: Vidya Jadhav (Servant) Contact No. 9702340181
6	Location, street, ward no	3 rd Road, Khar (West), Mumbai
	Survey/ Plot no. of land	Plot No. 785, TPS – III, CTS No. F/1548 at Village – Bandra (F)
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. = 635.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 774.00 (Area as per Sale Deed)
13	Roads, Streets or lanes on which the land is abutting	Plot No. 785, TPS – III, 3 rd Road, Khar (West), Mumbai – 400 052.
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?	Owner 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	₹ 53,500.00 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	Year of Completion – 2007 (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: 1. As per site inspection, Flat No. 704 mentioned on the main entrance door. Society common name board not found at site. 2. Occupancy Certificate is not provided. 3. In the Agreement Property is mentioned as Flat No. 704 on 7th Floor but as per Approved Plan it is Flat No. 3 on 7th Floor.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 16.09.2023 for Residential Flat No. 704, 7th Floor, "**The Bhagwan Co-op. Hsg. Soc. Ltd.**", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India belongs to **Mr. Raju Ashok Rawtani**.

We are in receipt of the following documents:

1	Copy of Release Deed dated 29.08.2022 Between Mr. Sunil Ashok Ravtani & Mr. Pradip Ashok Ravtani (the Releasor) and Mr. Raju Ashok Rawtani (the Releasee)
2	Copy of Sale Deed dated 11.03.2014 Between Mr. Sunil Ramlubhaya Vohra & Mrs. Indu Sunil Vohra (the Transferors) and Mr. Ashok Bhambharam Rawtani (the Transferee)
3	Copy of Approved Plan dated 14.08.2001 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Amended Commencement Certificate No. CE / 1243 / WS / AH dated 17.07.2007 issued by Municipal Corporation of Greater Mumbai.
5	Copy of Maintenance Bill No. 29 dated 13.06.2023 in the name of Ashok B. Rawtani issued by Bhagwan Co-op. Hsg. Soc. Ltd. for Flat No. 704
6	Copy of Electricity Bill Account No. 152090509 dated 07.06.2023 in the name of Ashok Bhambharam Rawtani issued by Adani Electricity for Flat No. 704.

LOCATION:

The said building is located at Plot No. 785, TPS – III, CTS No. F/1548 at Village – Bandra (F), Khar (West), Mumbai. The property falls in Residential Zone. It is at a walkable distance 350 Mtr. from Khar 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 7th Floor is having 2 Residential Flat. The building is 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 flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.



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 **16th September 2023 is ₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty 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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Actual site photographs



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नोंदणी व मुद्रांक विभाग
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वाजारमूल्य दर पत्रक

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Year
Annual Statement of Rates
Language

20232024
English

Selected District

Select Village

Search By Survey No Location

Enter Survey No

उपविभाग	पूनी खपीन	निवासी सदनिका	नोंदिस	दुफाने	नोंदोविक	एफड (Rs.)	Attribute
25/156 - भुभाग: उत्तरेस पी.डी. हिंदूना मार्ग, पूर्वेस रेलवे व अंशतः गावाची सीमा, दक्षिणेस एस.बी. जोशी मार्ग व पश्चिमेस व्ही. पी. रोड व एस व्ही रोड. उपमुख्यदर विभाग क्र. 25/156 ए मधील मिळकती वगळता उर्वरित मिळकती	133590	237390	282300	402700	237540	चौरस मीटर	सि.टी.एस. नंबर

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Price Indicators

NOBROKER 2 BHK Flat in Bhagwan Cooperative Society For Sale in Khar West, Price: ₹ 2.3 Crores, ₹ 1.92 Lacs/Month, 623 sq.ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Khar West / 2BHK Flat for Sale in Khar West / Property Details

2 Bedrooms, 2 Bathrooms, 623 sq.ft. (Built-up Area), May 24, 2023, Immediate Possession, Bhagwan Cooperative Society, Near Metro Station, East Facing.

Age of Building: 10 Years, Construction Type: Ready to Move, Ownership: Self Owned, Maintenance Charges: ₹ 2.2 Per Sq.Ft/M, Flooring: Marble/Granite, Amenities: Gym, Swimming Pool, Security, Power Backup, Lift, Intercom, etc.

Activity On This Property: 4,403 Views, 0 Favorites, 13 Alerts.

Similar Properties: 2 BHK Flat in Bhagwan Cooperative Society, Khar West, Mumbai.

NOBROKER 2 BHK Flat in Mahini Heights For Sale in Khar West, Price: ₹ 3.25 Crores, ₹ 1.88 Lacs/Month, 550 sq.ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Khar West / 2BHK Flat for Sale in Khar West / Property Details

2 Bedrooms, 2 Bathrooms, 550 sq.ft. (Built-up Area), Aug 1, 2023, Immediate Possession, Mahini Heights, Near Metro Station, East Facing.

Age of Building: 10 Years, Construction Type: Ready to Move, Ownership: Self Owned, Maintenance Charges: ₹ 1.4 Per Sq.Ft/M, Flooring: Marble/Granite, Amenities: Gym, Swimming Pool, Security, Power Backup, Lift, Intercom, etc.

Activity On This Property: 1,100 Views, 1 Favorites, 13 Alerts.

Similar Properties: 2 BHK Flat in Bhagwan Cooperative Society, Khar West, Mumbai.

Price Indicators

NOBROKER

2 BHK Flat in New Creation Chs 5th Road Khar & 40/West&41; For Sale in Khar West

₹ 2.7 Crores
₹ 1.81 Lacs/Month
800 Sq Ft

2 BHK
2 Bathroom
NA
Car

Jul 16, 2021
Immediately
New Creation Chs 5...

Get Owner Details

Price trends by NRE estimate
Report what was not correct in this property
Listing Error Sold Out Wrong Info

Activity On This Property

Similar Properties

Overview			
Age of Building	> 15 Years	Ownership Type	Sell Owned
Maintenance Charge	₹ 3,2 Per Sq Ft/M	Flooring	Vitrified Tiles
Buildup Area	840 Sq Ft	Carpet Area	770 Sq Ft

NOBROKER

2 BHK Flat in Elera Building For Sale in Khar West

₹ 3 Crores
₹ 1.72 Lacs/Month
820 Sq Ft

2 BHK
2 Bathroom
NA
Car

Jul 16, 2021
Immediately
Elera Building

Get Owner Details

Price trends by NRE estimate
Report what was not correct in this property
Listing Error Sold Out Wrong Info

Activity On This Property

Similar Properties

Overview			
Age of Building	> 15 Years	Ownership Type	Sell Owned
Maintenance Charge	₹ 3.3 Per Sq Ft/M	Flooring	Vitrified Tiles
Buildup Area	800 Sq Ft	Furnishing Status	Fully Furnished
Facing	South	Floor	2 nd

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th September 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.

