PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-2503/23-24 16-Sep-23 B1-001, U/B FLOOR, Mode/Terms of Payment BOOMERANG, CHANDIVALI FARM ROAD, **Delivery Note** ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) COSMOS BANK Delivery Note Date Dispatch Doc No. BANDRA WEST BRANCH 002903 / 2302581 16, Lubina Turner Road, Destination Dispatched through OPPOSITE Tava Restaurant Bandra West, Mumbai - 400050 : 27AAAAT0742K1ZH GSTIN/UIN Terms of Delivery : Maharashtra, Code : 27 State Name HSN/SAC GST SI **Particulars** Amount Rate No. 18 % 997224 1 4,000.00 **VALUATION FEE** (Technical Inspection and Certification Services) CGST 360.00 SGST 360.00 Total 4,720.00 E. & O.E Amount Chargeable (in words) Indian Rupee Four Thousand Seven Hundred Twenty Only HSN/SAC Taxable Central Tax State Tax Total Value Rate Amount Rate Amount Tax Amount 997224 4,000.00 9% 360.00 360,00 720.00 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 0171001022668 A/c No. Branch & IFS Code: Vileparle & COSB0000017 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 UPI Virtual ID : Vastukala@icici Declaration NOTE - AS PER MSME RULES INVOICE NEED TO for Vastukala Consultants (I) Pvt Ltd BE CLEARED WITHIN 45 DAYS OR INTEREST Asmita Rathod CHARGES APPLICABLE AS PER THE RULE.

This is a Computer Generated Invoice

MSME Registration No. - 27222201137





Authorised Signatory

An ISO 9001:201S Certified Company





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

Thin 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.



mumbai@vastukala.org

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





Valuation Report Prepared For: Cosmos Bank / Bandra (West) Branch / Mr. Raju Ashok Rawtani (2903/2302581) Page 2 of 17

Vastu/Mumbai/09/2023/2903/2302581 16/04-225-SBSKU

Date: 16.09.2023

VALUATION OPINION REPORT

The property bearing 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.

Boundaries of the property.

North : Ramee Constructions
South : Under Construction Building

East : Railway Track West : 3rd Road

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 ₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty 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.

MANOJ BABURAO CHALIKWAR

Dit only, o-WASTINGAL CONSIGITANTS IJ PRIVATE UNITED, comedium; 25 A 2010/00/22000/01/25 de 18-00 1993/06669 13-990 d'5633 del 1811 13-32796 13-1809/07, posticiode-400009, si-Mahamahtin, comitationis on ajuliaristopic primipartico (1800/1806) 12 de 1809 19-864/181/2014 12 Tradition on AMPICE RASSILIADO CHARLOMARI DONE 2003/18 del 18-8640-6070 1007-2003/18 del 18-8640-6070

Auth. Sig



Director

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

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

Encl: Valuation report





mumbai@vastukala.org

<u>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.</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 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	
E T O C V		Address: 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. Contact Person: Vidya Jadhav (Servant) Contact No. 9702340181	
6	Location, street, ward no	3rd 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, 3rd 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	NA.Create		
25	What is the Floor Space Index permissible and Percentage actually utilized? Floor Space Index permissible – norms Percentage actually utilized – 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 bome 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 Residential Flat in a building. The rate 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.
	name board not found at site. 2. Occupancy Certificate is not provided.	ned on the main entrance door. Society common

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.





Valuation as on 16th September 2023

The Built Up Area of the Residential Flat	:	774.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2007 (As per site information)
Expected total life of building	_ ;	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	774.00 X 3,000.00 = ₹ 23,22,000.00
Depreciation {(100-10) X 16 / 60}	;	24.00%
Amount of depreciation		₹ 5,57,280.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,49,260.00 per Sq. M. i.e., ₹ 23,157.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,30,752.00 per Sq. M. i.e., ₹ 21,437.00 per Sq. Ft.
Prevailing market rate	;	₹ 34,000.00 per Sq. Ft.
Value of property as on 16.09.2023		774.00 Sq. Ft. X ₹ 34,000.00 = ₹ 2,63,16,000.00

(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)

Depreciated fair value of the property as on 16.09.2023		₹ 2,63,16,000.00 - ₹ 5,57,280.00 =	
7	1.)	₹ 2,57,58,720.00	
Total Value of the property	1/1	₹ 2,57,58,720.00	
The realizable value of the property	1:	₹ 2,31,82,848.00	
Distress value of the property	:	₹ 2,06,06,976.00	
Insurable value of the property (774.00 X 3,000.00)	:	₹ 23,22,000.00	
Guideline value of the property (774.00 X 21,437.00)	1	₹ 1,65,92,238.00	

Taking into consideration above said facts, we can evaluate the value of 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 for this particular purpose at ₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty Only) as on 16th September 2023.



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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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 7th Floor
3	Year of construction	2007 (As per site information)
4	Estimated future life	44 Years Subject to proper, preventive periodic
		maintenance & structural repairs
5	Type of construction- load bearing	R.C.C. Framed Structure
	walls/RCC frame/ steel frame	0.21
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, Powder 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,	No
, 0	if any	f h. /
1.4	(i) Internal wiring – surface or	Concealed electrification
	conduit	/ / / / c
	(ii) Class of fittings: Superior/	Concealed plumbing
	Ordinary/ Poor.	france france
15	Sanitary installations	I As any Brandson and
	(ii) No. of water closets (ii) No. of lavatory basins	As per Requirement
	(ii) No. of urinals	
	(iv) No. of sink	1 1
16	Class of fittings: Superior colored / superior	Ordinary
	white/ordinary.	
17	Compound wall	6'.0" High, R.C.C. column with B. B. masonry
	Height and length	wall
2	Type of construction	
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank	R.C.C tank on terrace
	Location, capacity	
2	Type of construction	
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



















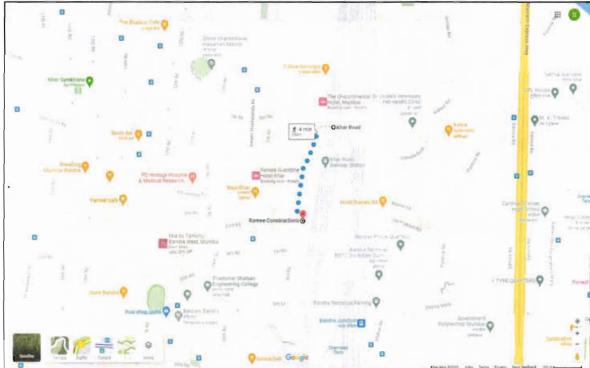






Route Map of the property Site u/r





Latitude Longitude - 19°10'02.7"N 72°57'19.1"E

Note: The Blue line shows the route to site from nearest railway station (Khar – 350 Mtr.)





Ready Reckoner Rate



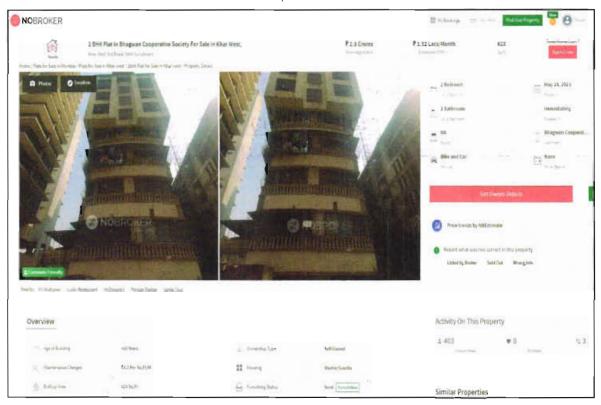
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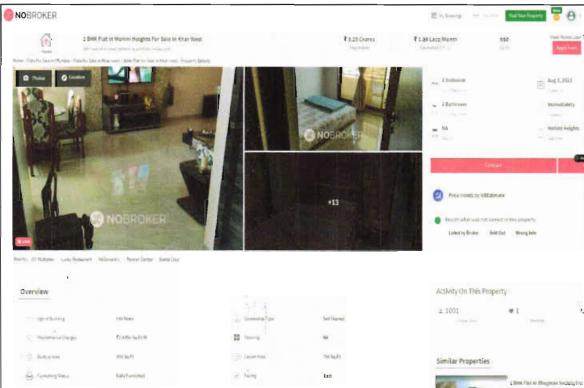






Price Indicators

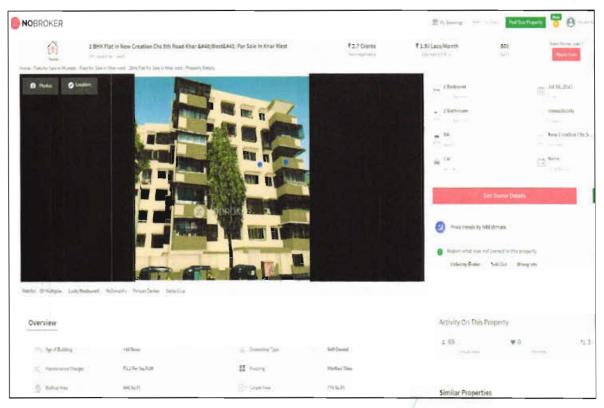


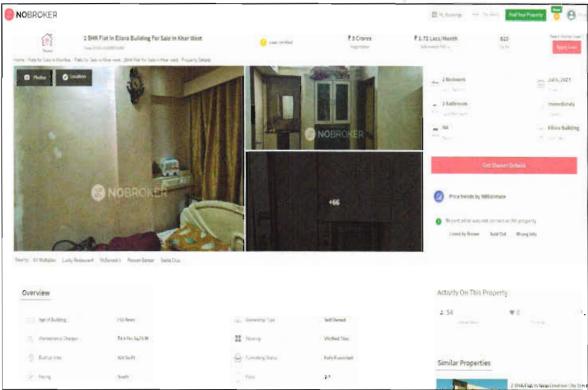






Price Indicators

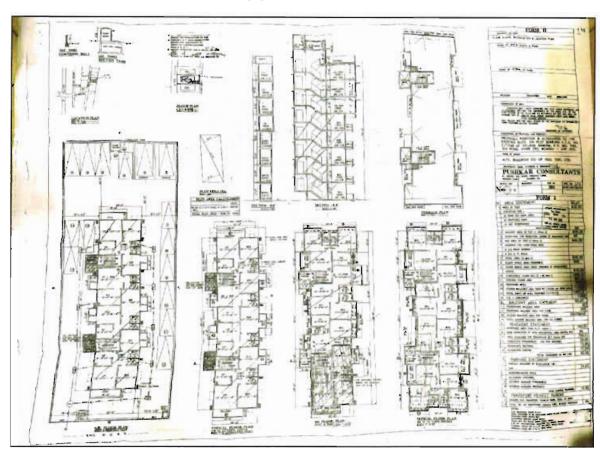


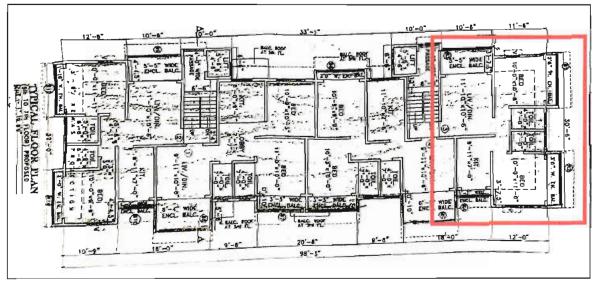






Approved Plan







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 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.
- Payment is made in cash or equivalent or in specified financing terms. 4.

UNDER LYING ASSUMPTIONS

- We assume no responsibility for matters of legal nature affecting the property appraised or the title 1. 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.
- There is no direct/ indirect interest in the property valued. 5.
- 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 ₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

of Ziportan Ade — COURT, III—M Manashiris, III affact66 and cate-thin built allow Service 117 DpcDe19 1825 Dbc. co—MANNEL BANLINAD CHALEKWAR II 1824 28 - US 18

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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