

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 - VILEPARLE EAST Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-1870/23-24 Dated 7-Aug-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 002931 / 2301929 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	10,000.00
	CGST			900.00
	SGST			900.00
Total				11,800.00

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

Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total
		Rate	Amount	Rate	Amount	Tax Amount
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		900.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred 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. Rajendra Deviprasad Tiwari & Mrs. Rajshri Rajendra Tiwari - Commercial Shop No. 4, Ground Floor, "The Sminu Co-op. Hsg. Soc. Ltd.", Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092, 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

R. K. Kulkarni
 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. Rajendra Deviprasad Tiwari & Mrs. Rajshri Rajendra Tiwari**

Commercial Shop No. 4, Ground Floor, "The Sminu Co-op. Hsg. Soc. Ltd.", Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country – India.

Latitude Longitude - 19°14'08.2"N 72°51'13.9"E

Valuation Prepared for:

Cosmos Bank




Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai – 400 057, 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 Commercial Shop No. 4, Ground Floor, "The Sminu Co-op. Hsg. Soc. Ltd.", Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092, 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 07.08.2023 for Banking Purpose
2	Date of inspection	04.08.2023
3	Name of the owner/ owners	Mr. Rajendra Deviprasad Tiwari & Mrs. Rajshri Rajendra Tiwari
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Commercial Shop No. 4, Ground Floor, "The Sminu Co-op. Hsg. Soc. Ltd.", Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country – India. Contact Person: Mr. Jayesh Wadhvan (Tenant)
6	Location, street, ward no	Ward – R, Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092
7	Survey/ Plot no. of land	Original Plot No. 24-B (Part) i.e. Final Plot No. 113 (Part), C.T.S No. 2413 of Village Eksar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Cum Commercial 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. = 262.00 Ota Area in Sq. Ft. = 46.00 (Area as per Actual Site measurement) Built Up Area in Sq. Ft. = 382.00 (Area as Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Ward – R, Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092
14	If freehold or leasehold land	Freehold

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	Yes
	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?	Tenant Occupied – Mr. Jayesh Wadhvan (Family Salon) Occupied Since – Last 6 Months
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied
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	Tenant Occupied – Mr. Jayesh Wadhvan (Family Salon)
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 61,000.00 Expected rental income per month

	(iv) Gross amount received for the whole property	Details not available
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 Commercial Shop 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 – 1985 (As per Occupancy 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.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 07.08.2023 for Commercial Shop No. 4, Ground Floor, “**The Sminu Co-op. Hsg. Soc. Ltd.**”, Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country – India belongs to **Mr. Rajendra Deviprasad Tiwari & Mrs. Rajshri Rajendra Tiwari.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 31.05.2011 between Mr. Deepak Laxmichand Mehta & Mrs. Rashmi Deepak Mehta (The Transferor) And Mr. Rajendra Deviprasad Tiwari & Mrs. Rajshri Rajendra Tiwari (The Transferees).
2	Copy of Occupancy Certificate No. CE / 2667 / BSII / AR dated 01.04.1985 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Share Certificate No. 4 transferred dated 21.08.2011 in the name of Mr. Rajendra D. Tiwari & Mrs. Rajshri R. Tiwari issued by The Sminu Co-op. Hsg. Soc. Ltd.
4	Copy of Society Maintenance Bill No. 6542 dated 01.07.2023 in the name of Mr. Rajendra D. Tiwari issued by The Sminu Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Original Plot No. 24-B (Part) i.e. Final Plot No. 113 (Part), C.T.S No. 2413 of Village Eksar, Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country – India. The property falls in Residential cum commercial Zone. It is at a walking distance of 1.1 Km. from Borivali railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 13th Upper Floor. 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 is used for residential cum Commercial purpose. Ground Floor is having 13 Commercial Shops. The building external condition is Normal.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of Working Area + Passage + Toilet. The Commercial Shop is finished with Vitrified tiles flooring, Glass Door with M. S. Collapsible Gate, Concealed plumbing & Concealed electrification.

Valuation as on 07th August 2023

The Built up Area of the Commercial Shop	:	382.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1985 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	38 Years
Cost of Construction	:	382.00 Sq. Ft. X 2,800.00 = ₹ 10,69,600.00
Depreciation $\{(100-10) \times 38 / 60\}$:	57.00%
Amount of depreciation		₹ 6,09,672.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,28,700.00 per Sq. M. i.e. ₹ 21,247.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,69,333.00 per Sq. M. i.e. ₹ 15,731.00 per Sq. Ft.
Value of property as on 07.08.2023	:	₹ 382.00 Sq. Ft. X ₹ 50,000.00 = ₹ 1,91,00,000.00

(Area of property x market rate of developed land & Commercial 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 07.08.2023	:	₹ 1,91,00,000.00 - ₹ 6,09,672.00 = ₹ 1,84,90,328.00
Total Value of the property	:	₹ 1,84,90,328.00
The realizable value of the property	:	₹ 1,66,41,295.00
Distress value of the property	:	₹ 1,47,92,262.00
Insurable value of the property (382.00 × 2,800.00)	:	₹ 10,69,600.00
Guideline value of the property (382.00 × 15,731.00)	:	₹ 60,09,242.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 4, Ground Floor, "The Sminu Co-op. Hsg. Soc. Ltd.", Off. Mandepeshwar Road, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country – India for this particular purpose at **₹ 1,84,90,328.00 (Rupees One Crore Eighty Four Lakh Ninety Thousand Three Hundred Twenty Eight Only)** as on **07th August 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 **07th August 2023 is ₹ 1,84,90,328.00 (Rupees One Crore Eighty Four Lakh Ninety Thousand Three Hundred Twenty Eight 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.

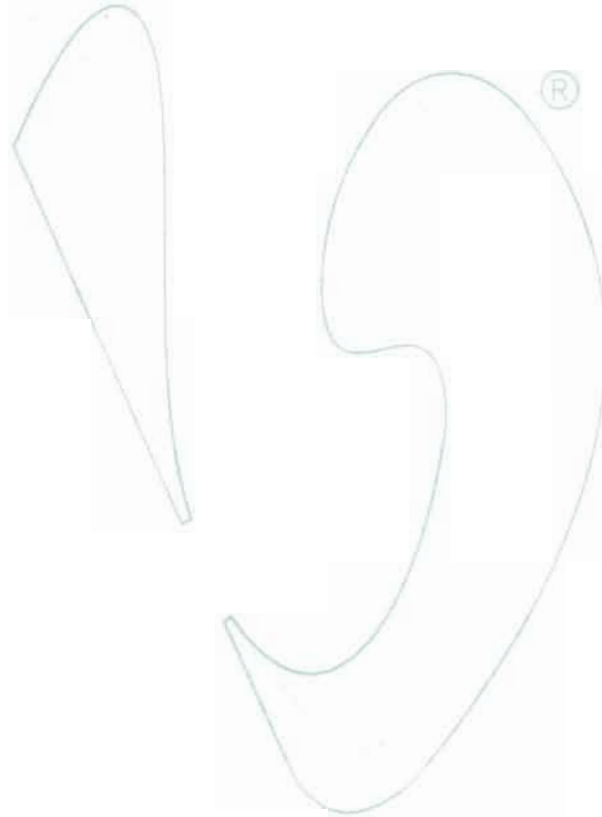
PART III- DECLARATION

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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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



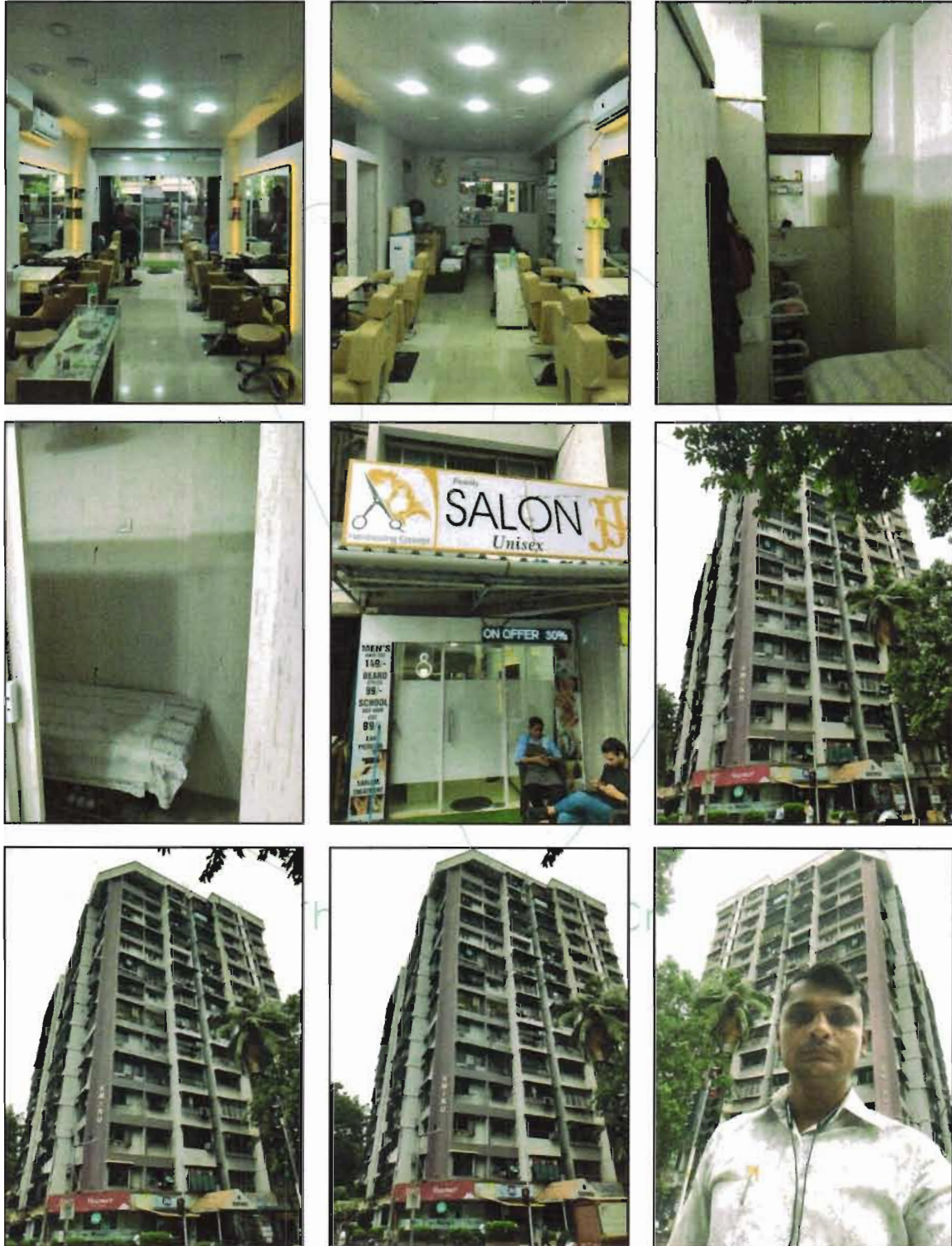
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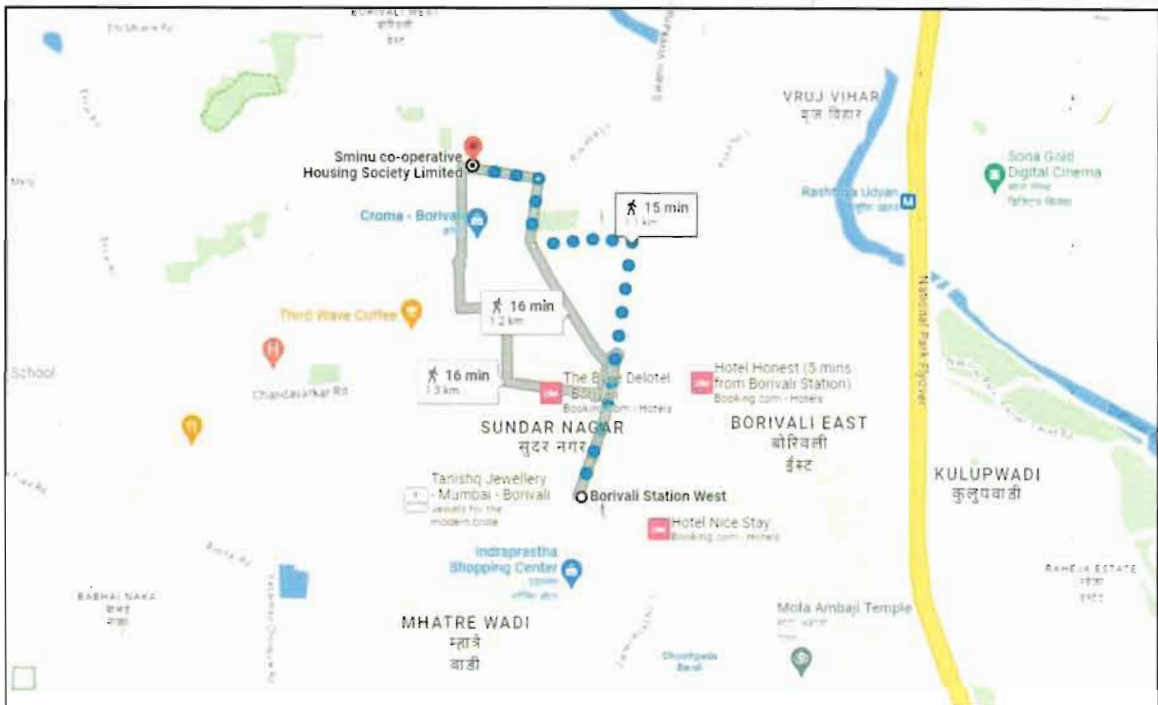
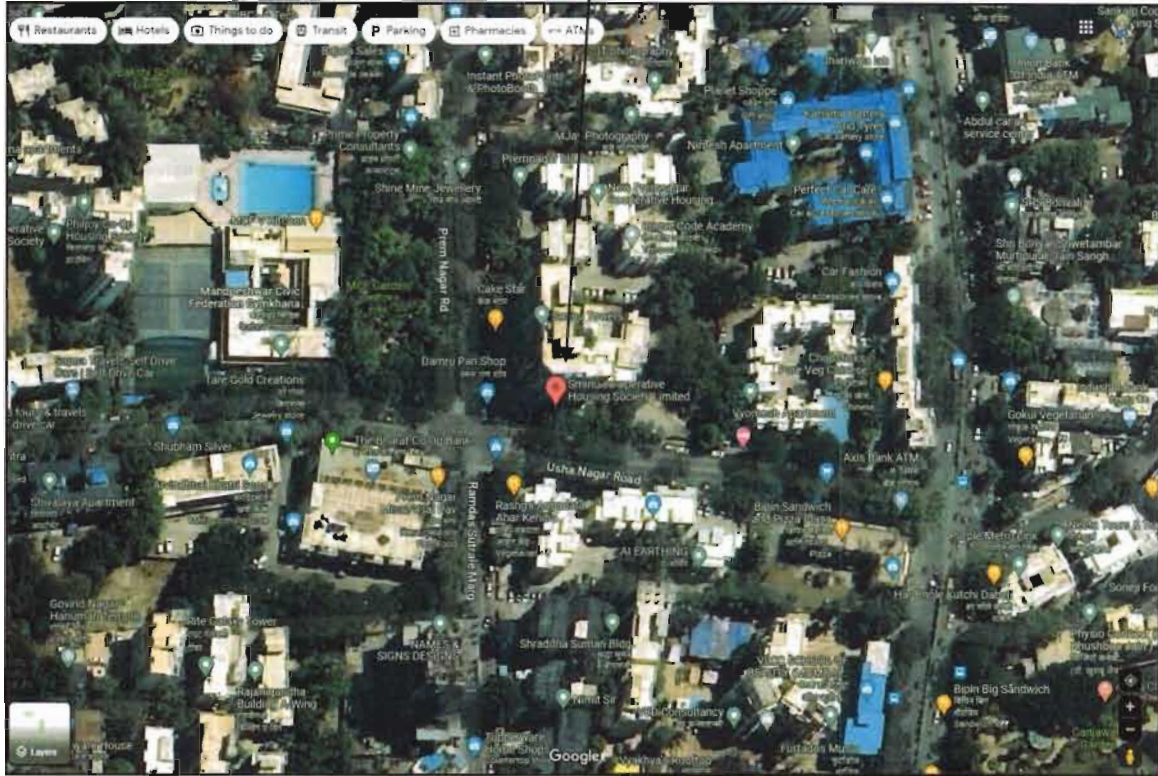


Actual site photographs



Route Map of the property


Site p/r



Latitude Longitude - 19°14'08.2"N 72°51'13.9"E


Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.1 Km.)

Ready Reckoner Rate



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

**नोंदणी व मूलांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other Division Name: Mumbai Help on Division

District Name: मुंबई(उपनगर) Zone Name: 87-एकसर (बॉरीवली)

Attribute: सि.टी.एस. नगर SubZone Name: भूभाग:उत्तरस डेव्हियन रोड

Open Land	Residence	Office	Shop	Industry	Unit
72470	156900	180430	228700	156900	Square Meter

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Price Indicators

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Shortlists Properties Communicated with Owners

Live Video Call

Join Prime @ 50% OFF

₹1.40 Cr Apply for loan

Commercial Shop For Sale in Mandoweshwar Kripa Chs Ltd, **Borivli West, Mumbai**

Commercial Complex
Mandoweshwar Kripa Chs Ltd

Property Age: 5 to 10 years

21 Ground Floor 11 Overlooking Main Road 11 Unfurnished

Carpet Area: 216 sqft - ₹4-85/sqft

Floor: Ground (Out of 9 Floors)

Suitable For: Meat Shop, Salon/Spa, Clinic, Grocery Shop, Stationary Shop, Mobile Shop, Clothes Shop, Footwear Shop, Cloud Kitchen, Chemist Shop

Pantry: Wet Pantry

Contact Owner

Jignesh Rajpal 9129111111

Get Phone No.

✔ Main Road Facing

Last contact made 4 days ago

Contact Owner

Jignesh Rajpal 9129111111

Get Phone No.

More Details

Price	₹1.4 Cr
Address	Borivli West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Near Bhagwati Hospital.
Transaction Type	Resale

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Get priority access & benefits with **M3I Prime**

Unlock exclusively Reserved Owner Properties

Join Prime @ 50% OFF

₹90.0 Lac ₹50000/sqft Apply for loan

Commercial Shop For Sale in **Borivli West, Mumbai**

Super Area
390 sqft - ₹18000/sqft

Property Age: 5 to 10 years

Unfurnished East Facing

Carpet Area: 190 sqft - ₹46000/sqft

Units On Floor: 50

Floor: 1 (Out of 4 Floors)

Lifts: 1

✔ Corner Shop ✔ Assured Returns of 25% per annum

Last contact made 12 days ago

Contact Owner

Hems 9129111111

Get Phone No.

More Details

Price	₹90 Lac
Booking Amount	₹5.0 Lac
Facilities	Lift, Security
Address	Ayazat Square Mall, L7 Road, Behind TBZ Jewellers, Borivli West, Mumbai, Maharashtra, PIN - 400092, Borivli West, Mumbai - Western Mumbai, Maharashtra
Pantry	No Personal Pantry
Water Availability	24 Hours Available
Pre-Leased Property	No

Price Indicators

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Save Time & Money with **50% OFF** Find the right Property by calling Up to 35 Owners directly **Join Prime @ 50% OFF**

Property ID: 2032298

₹ 45.0 Lac ₹34815/sqft [Apply for Loan](#)

Commercial Shop For Sale in **Borivali West, Mumbai**

Unfurnished

Super Area: 130 sqft - ₹34,815/sqft
 Carpet Area: 72 sqft - ₹62,800/sqft
 Floor: 1 (Out of 4 Floors)
 Property Age: Less than 5 Years

[Contact Owner](#) [Get Phone No.](#)

Last contact made 1 day ago

More Details

Price: ₹ 45 Lac
 Facilities: Lift, Reserved Parking, Security
 Address: Opp. ramlla maidan next to court, Borivali West, Mumbai - Western Mumbai, Maharashtra
 Transaction Type: Resale
 Loading: 44%

99acres Commercial Buy Enter Locality / Project / Society / Landmark

₹1.42 Cr ₹41,740 per sq ft (Vegetable) New Price
 Estimated EMI ₹113,416

Property (4)

₹1.42 Crore
 ₹41,740 per sq ft (Vegetable) New Price

350 sqft
 216 sqft
 10 Year Old

Only private parking available
 Private Washrooms available
 Main road facing Near Entrance

2 people shortlisted this property this week

Places nearby
 Borivali West, Mumbai Andheri-Dandari, Mumbai

Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is 'Commercial Buy' with navigation options for 'Enter Locality', 'Project', 'Society', and 'Landmarks'. The property is listed for sale in Mumbai. The price is ₹75 Lac, with a market high price of ₹60,000 per sq.ft. and an estimated EM of ₹58,902. The status is 'NOT AVAILABLE'. The listing includes details such as 'Ground', 'Washrooms', and 'Parking'. A 'Request Photos' button is visible. The listing also mentions 'Freehold', 'No lock-in period', and 'Project Status: Food'. Property facilities include 'Furnished', 'No Fire extinguisher', 'No Fire sensors', 'No Sprinklers', and 'No Fire hose'.

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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 **07th 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.
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.

