

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 -Matunga West Matunga West Branch Sukh Castles, First Floor, Bhandarkar Rd Near Maheshwary Udyan Plot No 371 Matunga, Mumbai, 400019 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-1889/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 002951 / 2301948 Dispatched through Terms of Delivery	Dated 7-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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Sl 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:
 "Mrs. Pramila Prabhakar Kakaye - Residential Flat No. 511, 5th Floor, Building No. 1B, "Morarji Mill MHADA Sankul 1-B Co-Op. Hsg. Soc. Ltd.", Code No. 32 – Gokuldas M – Mill - 1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai – 400 083, 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

Rathod
 Authorized Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Pramila Prabhakar Kakaye**

Residential Flat No. 511, 5th Floor, Building No. 1B, "**Morarji Mill MHADA Sankul 1-B Co-Op. Hsg. Soc. Ltd.**",
Code No. 32 – Gokuldas M – Mill - 1, Near Udipi Hotel, Aarey Road, Goregaon (East),
Mumbai – 400 063, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'01.8"N 72°51'14.0"E

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Valuation Done for:

Cosmos Bank

Matunga West Branch

Sukh Castles, First Floor, Bhandarkar Road, Near Maheshwary Udyan, Plot No 371, Matunga, Mumbai,
PIN Code - 400 019, 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,
Chandivai Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 511, 5th Floor, Building No. 1B, "Morarji Mill MHADA Sankul 1-B Co-Op. Hsg. Soc. Ltd.", Code No. 32 – Gokuldas M – Mill - 1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Mrs. Pramila Prabhakar Kakaye**.

Boundaries of the property.

North : Romell Grandeur
South : Internal Road
East : Vishveshwar Nagar Road
West : 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 ₹ 49,26,420.00 (Rupees Forty Nine Lakh Twenty Six Thousand Four 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
ou=India, email=manojbaburao@vastukala.com, serial=140073133413,
2.5.4.20=f8228a4fa1154c03e8c19a9865913400f3d130413,
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2.5.3.6a=f8228a4fa1154c03e8c19a9865913400f3d130413,
CHALIKWAR
Date: 2023.08.07 11:40:47 +05'30'



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

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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Roipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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Valuation Report of Residential Flat No. 511, 5th Floor, Building No. 1B, "Morarji Mill MHADA Sankul 1-B Co-Op. Hsg. Soc. Ltd.", Code No. 32 – Gokuldas M – Mill - 1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai – 400 063, 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 Bank Loan Purpose
2	Date of inspection	06.08.2023
3	Name of the owner/ owners	Mrs. Pramila Prabhakar Kakaye.
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. 511, 5 th Floor, Building No. 1B, "Morarji Mill MHADA Sankul 1-B Co-Op. Hsg. Soc. Ltd.", Code No. 32 – Gokuldas M – Mill - 1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India Contact Person: Mrs. Pramila Kakaye (Self)
6	Location, street, ward no	Aarey Road, Vishveshwar Nagar Road
7	Survey/ Plot no. of land	CTS No. 255 of Village – Pahadi Goregaon
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. = 226.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 225.00 (Area as per Sale Deed) Built Up Area in Sq. Ft. = 270.00 (As per Index – II)

13	Roads, Streets or lanes on which the land is abutting	Aarey Road, Vishveshwar Nagar Road
14	If freehold or leasehold land	Leasehold
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	MHADA As per documents
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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA / 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	₹ 10,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Information 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 Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2011

	year of completion	(As per Sale Deed)
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: As per site inspection, the 1 RK flat is converted into 1 Bedroom + Living + Kitchen + W.C. + Bath flat.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Matunga West Branch to assess fair market value as on 07.08.2023 for Residential Flat No. 511, 5th Floor, Building No. 1B, "**Morarji Mill MHADA Sankul 1-B Co-Op. Hsg. Soc. Ltd.**", Code No. 32 – Gokuldas M – Mill - 1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Mrs. Pramila Prabhakar Kakaye**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 22.02.2022 (5 Pages from documents)
2	Copy of Occupancy Certificate Document No. CHE / 266 / BP (WS) / GOVT. / AP dated 31.01.2014 issued by Municipal Corporation of Greater Mumbai
3	Copy of Society Registration Certificate dated 26.07.2018

LOCATION:

The said building is located at CTS No. 255 of Village – Pahadi Goregaon. The property falls in Residential Zone. It is at a travelling distance 550 Mts. From Goregaon railway station.

BUILDING:

The building under reference is having Ground + 21 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 good. The building is used for residential purpose. 5th Floor is having 12 Residential Flat. The building is having 3 Lifts.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e. **1 BHK + W.C. + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & plumbing, Cement Plastering.

Valuation as on 07th August 2023

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2011 (as per Documents)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	12 Year
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100-10) \times 12\}/60$:	18.00%
Amount of depreciation	:	1,36,080.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,49,898.00 per Sq. M. i.e. ₹ 13,926.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,39,521.00 per Sq. M. i.e. ₹ 12,962.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,500.00 per Sq. Ft.
Value of property as on 07.08.2023	:	225.00 Sq. Ft. X ₹ 22,500.00 = ₹ 50,62,500.00

(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 07.08.2023	:	₹ 50,62,500.00 - ₹ 1,36,080.00 = ₹ 49,26,420.00
Total Value of the property	:	₹ 49,26,420.00
The realizable value of the property	:	₹ 44,33,778.00
Distress value of the property	:	₹ 39,41,136.00
Insurable value of the property	:	₹ 7,56,000.00
Guideline value of the property	:	₹ 34,99,740.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 511, 5th Floor, Building No. 1B, "Morarji Mill MHADA Sankul 1-B Co-Op. Hsg. Soc. Ltd.", Code No. 32 – Gokuldas M – Mill - 1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India for this particular purpose at **₹ 49,26,420.00 (Rupees Forty Nine Lakh Twenty Six Thousand Four Hundred Twenty Only)** as on **07th 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 **07th August 2023** is **₹ 49,26,420.00 (Rupees Forty Nine Lakh**

Twenty Six Thousand Four 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	Ground + 21 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3	Year of construction	2011 (As per Documents)
4	Estimated future life	48 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 with POP false ceiling
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	6'0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	3 Lifts
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

A photograph of a document with two tables. The tables contain text in Marathi and are likely related to the valuation report. The document is placed on a surface, possibly a wall or a board.

Route Map of the property Site u/r



Latitude Longitude - 19°10'01.8"N 72°51'14.0"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon – 550 Mts.)

Ready Reckoner Rate

DIVISION / VILLAGE : PAHADI GOREGAON EAST Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Goregaon Station to the North up to Express Highway Joining Road, Express Highway, to the East Village Boundary to the South, Railway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
58	58/271	63420	142760	164170	218200	142760
<p>C. T. S. No. 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, ▾</p>						

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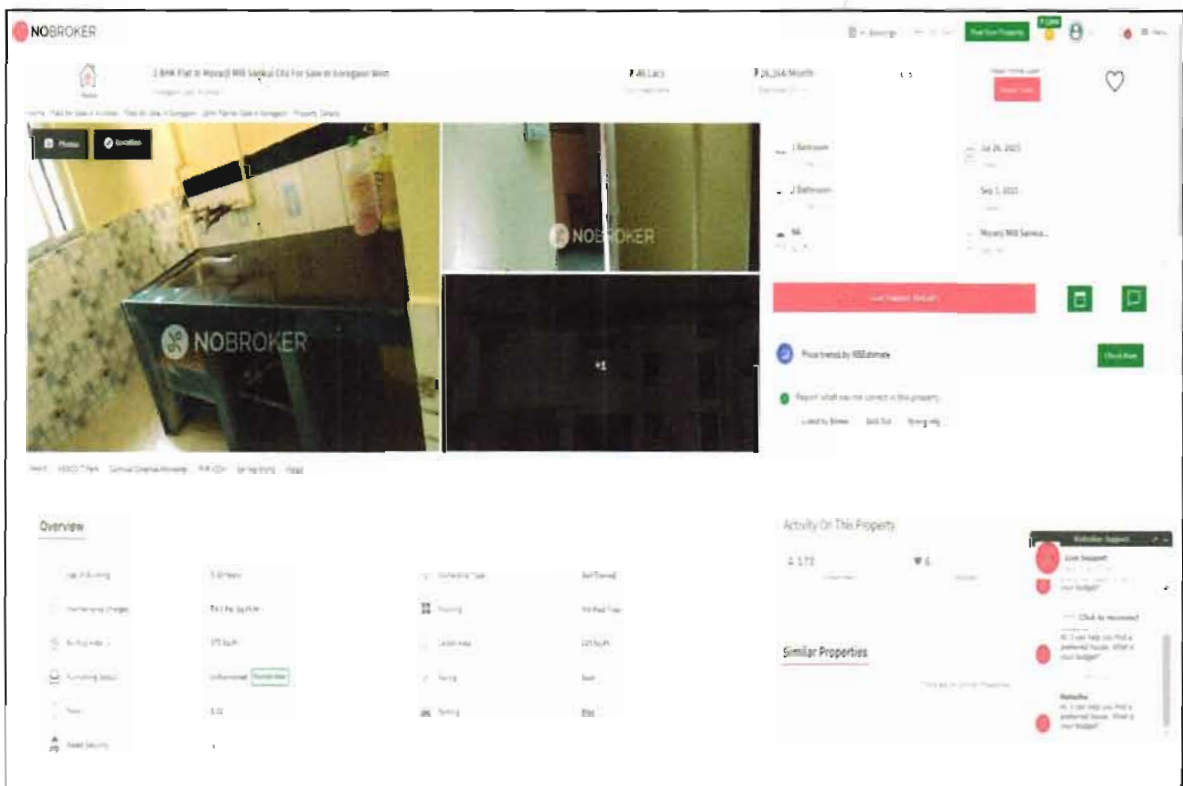
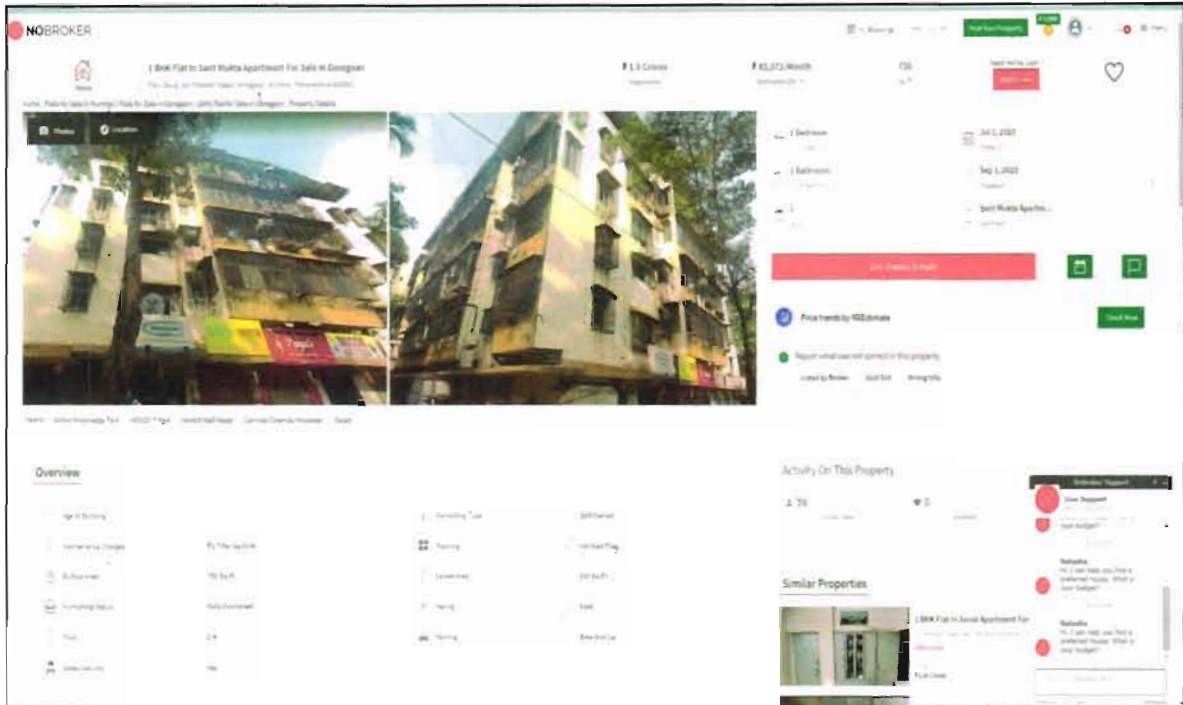


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Price Indicators



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.

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 **₹ 49,26,420.00 (Rupees Forty Nine Lakh Twenty Six Thousand Four Hundred Twenty Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=, 5.5.4.20=84228647ad858c340c23e2b8d59720a0c5023a173
3115278d17a18b5452, postalCode=400006, st=Maharashtra,
serialNumber=01456538ad8c2f90b22518f1c19b17711e02e
784e382039a3279a2259c1c0a840018ABURAO CHALIKWAR,
date:2023.08.08 11:41:08 +05'30'

Auth. Sign.

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