

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 - DADAR WEST DADAR BRANCH Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-2000/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 003025 / 2302058 Dispatched through Terms of Delivery	Dated 16-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:
 Mr. Siddhant Sunil Kamat, Smt. Sunetra Sunil Kamat &
 Mr. Sunil Chandrakant Kamat - Residential Flat No. 1
 /41, 4th Floor, "The Santacruz (HIG) Akansha Co-op.
 Hsg. Soc. Ltd.", Vakola Police Station Road, New
 Anand Nagar, Santacruz (East), Mumbai – 400 055,
 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


 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: **Mr. Siddhant Sunil Kamat,**
Smt. Sunetra Sunil Kamat &
Mr. Sunil Chandrakant Kamat

Residential Flat No. 1/41, 4th Floor, "**The Santacruz (HIG) Akansha Co-op. Hsg. Soc. Ltd.**", Vakola Police Station Road, New Anand Nagar, Santacruz (East), Mumbai – 400 055,
State – Maharashtra, Country – India.

Latitude Longitude - 19°05'04.2"N 72°50'49.2"E

Valuation Prepared for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
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

	abutting	
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	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	Vacant
	(ii) Portions in their occupation	N.A.



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 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?	N. A.
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 law?	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 – 1989 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 16.08.2023 for Residential Flat No. 1/41, 4th Floor, "The Santacruz (HIG) Akansha Co-op. Hsg. Soc. Ltd.", Vakola Police Station Road, New Anand Nagar, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India belongs to **Mr. Siddhant Sunil Kamat, Smt. Sunetra Sunil Kamat & Mr. Sunil Chandrakant Kamat.**

We are in receipt of the following documents:

1	Copy of Sale Deed dated 04.08.2023 between Mr. Rambhau Sakharam Panchal (the Vendore) AND Mr. Siddhant Sunil Kamat, Smt. Sunetra Sunil Kamat & Mr. Sunil Chandrakant Kamat (the Purchasers).
2	Copy of Occupancy Certificate CE / 7432 / BSII / AH dated 31.03.1989 issued by Assistant Engineer Building Proposals (Western Subs) H- Ward
3	Copy of Electricity Bill for the month of March 2023 dated 19.03.2023 in the name of Rambhau Shakharam Panchal for flat No. 41 issued by Tata Power.

LOCATION:

The said building is located at land bearing CTS No. 2075 of Village Vile Parle (East), Taluka Andheri. The property falls in Residential Zone. It is at a travelling distance 1.8 Km. from Santacruz 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 building is used for residential purpose. 4th Floor is having 4 Residential Flats. The building has 1Lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of Living Room + Kitchen + 2Bedrooms + WC + Bath + Passage (i.e., **2BHK with WC & Bath**). The residential flat is finished with Marble flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 16th August 2023

The Built-up Area of the Residential Flat	:	640.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1989 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	34 Years
Cost of Construction	:	640.00 X 3,000.00 = ₹ 19,20,000.00
Depreciation $\{(100-10) \times 34 / 60\}$:	51.00%
Amount of depreciation	:	₹ 9,79,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,16,550.00 per Sq. M. i.e. ₹ 10,828.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 98,632.00 per Sq. M. i.e. ₹ 9,163.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
Value of property as on 16.08.2023	:	640.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,28,00,000.00

Note: As per Actual Site Measurement, Carpet Area is 395.00 Sq. Ft. & Built up Area 640.00 Sq. Ft. respectively mentioned in the documents provided to us. The loading factor of Built up area to Carpet area is 62%. For the purpose of valuation, we have considered Built up Area of agreement. Hence, to give proper weightage to the value of property, lower rate of ₹ 20,000/- per Sq. Ft

(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 16.08.2023	:	₹ 1,28,00,000.00 - ₹ 9,79,200.00 = ₹ 1,18,20,800.00
Total Value of the property	:	₹ 1,18,20,800.00
The realizable value of the property	:	₹ 1,06,38,720.00
Distress value of the property	:	₹ 94,56,640.00
Insurable value of the property (640 X 3,000.00)	:	₹ 19,20,000.00
Guideline value of the property (As per Index II)	:	₹ 69,31,228.50

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1/41, 4th Floor, "The Santacruz (HIG) Akansha Co-op. Hsg. Soc. Ltd.", Vakola Police Station Road, New Anand Nagar, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India for this particular purpose at ₹ 1,18,20,800.00 (Rupees One Crore Eighteen Lakhs Twenty Thousand Eight Hundred Only) as on 16th 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 **16th August 2023 is ₹ 1,18,20,800.00 (Rupees One Crore Eighteen Lakhs Twenty Thousand Eight 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	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 4 th Floor
3	Year of construction	1989 (As per occupancy certificate)
4	Estimated future life	26 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 shutters, Powder coated Aluminum sliding windows
10	Flooring	Marble 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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
18	No. of lifts and capacity	1 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



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Actual site photographs



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Ready Reckoner Rate

DIVISION / VILLAGE : VILE PARLE 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					
Mark	Terrain: Ward Boundary to the North, Western Express Highway to the West, Village Boundary to the East, Village Boundary to the South.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
36	36/185	63850	116550	171990	216410	160760
S. No. 2016, 2039, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085						
Compare With Previous Year						↓

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,16,550.00			
No increase on Flat Located on 4 th Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,16,550.00	Sq. Mt.	10,828.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	63,850.00			
The difference between land rate and building rate (A – B = C)	52,700.00			
Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building – 34 Years)	66%			
Rate to be adopted after considering depreciation [B + (C x D)]	98,632.00	Sq. Mt.	9,163.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

NOBROKER My Listings Post Your Property Top 44 +1

2 BHK Flat In Yashika Chs For Sale In Santacruz East
 2 BHK Flat In Yashika Chs, Santacruz East, Mumbai, Maharashtra - 400025

₹ 85,371/Month 850 sq ft Call Home Call Public Call Heart

Home Flats for Sale in Mumbai Flats for Sale in Santacruz East 2 BHK Flats for Sale in Santacruz East Property Details

+4

2 Bedroom
10.2 BHK (Sq Ft)

2 Bathroom
10.2 BHK (Sq Ft)

NA
10.2 BHK (Sq Ft)

Call Home Details 📄 🗨️

Price trends by NB Estimate **Check Now**

Report what was not correct in this property
Listed by Broker Book Out Wrong Info

Neerby: [Bansode Shivaji](#) [Vidya Chandra Santacruz](#) [Vidya Apartment](#) [Park Square](#) [Santacruz East](#)

Overview

Age of Building	108 Years	Ownership Type	Self Owned
Homeowner Charges	₹ 2.8 Per Sq Ft M	Flooring	NA
Builtup Area	850 Sq Ft	Furnishing Status	Not Furnished
Area	East	Region	East

Activity On This Property
 ± 352 👍 0 👎 0 📄 0 🗨️ 0

Similar Properties

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1 BHK Flat In Dm Chs Santacruz, Santacruz East For Sale In Santacruz East
 1 BHK Flat In Dm Chs Santacruz East, Santacruz East, Mumbai, Maharashtra - 400025

₹ 89 LACS ₹ 46,121/Month 400 sq ft Call Home Call Public Call Heart

Home Flats for Sale in Mumbai Flats for Sale in Santacruz East 1 BHK Flats for Sale in Santacruz East Property Details

+16

1 Bedroom
10.2 BHK (Sq Ft)

2 Bathroom
10.2 BHK (Sq Ft)

NA
10.2 BHK (Sq Ft)

Call Home Details 📄 🗨️

Price trends by NB Estimate **Check Now**

Report what was not correct in this property
Listed by Broker Book Out Wrong Info

Neerby: [Bansode Shivaji](#) [Vidya Chandra Santacruz](#) [Vidya Apartment](#) [Park Square](#) [Santacruz East](#)

Overview

Age of Building	108 Years	Ownership Type	Self Owned
Homeowner Charges	₹ 1.8 Per Sq Ft M	Flooring	Mosaic Tiles
Builtup Area	400 Sq Ft	Carpet Area	300 Sq Ft
Furnishing Status	Partly Furnished	Region	East

Activity On This Property
 ± 1266 👍 14 👎 21 📄 0 🗨️ 0

Similar Properties

Price Indicators

NOBROKER | 1 BHK Flat in Sagar Regency For Sale in Santacruz East | ₹ 57,214/Month | 450 Sq Ft | 1 Crore

Property Details: 1 Bedroom, 1 Bathroom, NA, Sagar Regency

Activity On This Property: 553 Views, 0 Bids, 12 Comments

Overview:

Age of Building	100 Years	Ownership Type	Self Owned
Maintenance Charges	Rs 1700/Sq.Ft/M	Flooring	Marble/Granite
Carpet Area	400 Sq Ft	Furnishing Status	Fully Furnished

NOBROKER | 1 BHK Flat in Flight View Chs For Sale in Santacruz East | ₹ 42,852/Month | 419 Sq Ft | 90 Lacs

Property Details: 1 Bedroom, 1 Bathroom, NA, Flight View Chs

Activity On This Property: 150 Views, 2 Bids, 5 Comments

Overview:

Age of Building	100 Years	Ownership Type	Self Owned
Maintenance Charges	Rs 2200/Sq.Ft/M	Flooring	Marble Tiles
Carpet Area	410 Sq Ft	Furnishing Status	Unfurnished

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

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

