

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. PG-2226/23-24	Dated 28-Aug-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. 3161 / 2302293	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

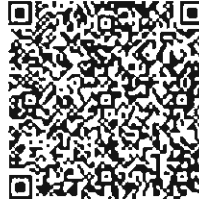
Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 Shri. Maheshchandra T. Metha & Mrs. Prabha M. Mehta
 - Residential Flat No. 501, 5th Floor, 'B' Wing, "Sambhav
 Apartment 'B' Co-Op. Hsg. Soc. Ltd.", Plot No. 378,
 Chhatrapati Shivaji Maharaj Road, Vakola Bridge,
 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

Pooja Dagare

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: **Shri. Maheshchandra T. Metha & Mrs. Prabha M. Mehta**

Residential Flat No. 501, 5th Floor, 'B' Wing, "Sambhav Apartment 'B' Co-Op. Hsg. Soc. Ltd.",
Plot No. 378, Chhatrapati Shivaji Maharaj Road, Vakola Bridge, Santacruz (East),
Mumbai - 400 055, State – Maharashtra, Country – India.

Latitude Longitude - 19°04'39.6"N 72°50'57.7"E

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Valuation Prepared for:

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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Mumbai	Aurangabad	Pune	Rajkot
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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

Residential Flat No. 501, 5th Floor, 'B' Wing, "**Sambhav Apartment 'B' Co-Op. Hsg. Soc. Ltd.**", Plot No. 378, Chhatrapati Shivaji Maharaj Road, Vakola Bridge, Santacruz (East), Mumbai - 400 055, 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 28.08.2023 for Bank Loan Purpose
2	Date of inspection	27.08.2023
3	Name of the owner/ owners	Shri. Maheshchandra T. Mehta & Mrs. Prabha M. Mehta
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 501, 5th Floor, 'B' Wing, " Sambhav Apartment 'B' Co-Op. Hsg. Soc. Ltd. ", Plot No. 378, Chhatrapati Shivaji Maharaj Road, Vakola Bridge, Santacruz (East), Mumbai - 400 055, State – Maharashtra, Country – India. Contact Person: Mr. Maheshchandra T. Mehta (Owner) Contact No.: 9869143718
6	Location, street, ward no	Chhatrapati Shivaji Maharaj Road, Vakola Bridge, Santacruz (East), Mumbai
	Survey/ Plot no. of land	Plot No. 378, C.T.S. No. 3871 to 3901 of Village Kole – Kalyan.
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. = 997.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 975.00 (Area as per Agreement for Sale)

		<p>Built-up Area in Sq. Ft. = 1,170.00 (Carpet Area + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Chhatrapati Shivaji Maharaj Road, Vakola Bridge, Santacruz (East), Mumbai
14	If freehold or leasehold land	Freehold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium</p> <p>(ii) Ground Rent payable per annum</p> <p>(iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.

	No., sale price and area of land sold.	
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 – 2003 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 28.08.2023 for Residential Flat No. 501, 5th Floor, 'B' Wing, "Sambhav Apartment 'B' Co-Op. Hsg. Soc. Ltd.", Plot No. 378, Chhatrapati Shivaji Maharaj Road, Vakola Bridge, Santacruz (East), Mumbai - 400 055, State – Maharashtra, Country – India belongs to **Shri. Maheshchandra T. Metha & Mrs. Prabha M. Mehta.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 14.01.2003 between Shri. Heeralal Meghraj Doshi (the Builder) AND Shri. Maheshchandra T. Metha & Mrs. Prabha M. Mehta (the Purchaser)
2	Copy of Share Certificate No. 001 bearing Nos. 001 to 005 having 5 Shares of Rs. 50/- each dtd. 21.08.2016 in the name of Shri. Maheshchandra T. Metha & Mrs. Prabha M. Mehta.
3	Copy of Society Letter dated 07.12.2016

LOCATION:

The said building is located at land bearing Survey No. 378, Hissa No. 1(Pt) and C.T.S. No. 3871 to 3901 of Village Kole – Kalyan in the Registration District and Sub-District of Mumbai City & Mumbai Suburban. The property falls in Residential Zone. It is at a travelling distance of 1.9 KM. from Santacruz railway station.

BUILDING:

The building under reference is having Ground + 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 external condition is good. The building is used for residential purpose. 5th Floor is having 2 Residential Flat. The building is having 2 Lift(s).

Residential Flat:

The residential flat under reference is situated on the 5th Floor. The composition of residential flats is Living Room 3 Bedrooms + Kitchen + 3 Toilets + Passage + Dry Area (i.e., **3 BHK + 3 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 28th August 2023

The Carpet Area of the Residential Flat	:	975.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2003 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	1,170.00 X 3,000.00 = ₹ 35,10,000.00
Depreciation $\{(100-10) \times 20/60\}$:	30.00%
Amount of depreciation	:	₹ 10,53,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,86,638.00 per Sq. M. i.e. ₹ 17,339.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,68,606.00 per Sq. M. i.e. ₹ 15,664.00 per Sq. Ft.
Prevailing market rate	:	₹ 31,000.00 per Sq. Ft.
Value of property as on 28.08.2023	:	975.00 Sq. Ft. X ₹ 31,000.00 = ₹ 3,02,25,000.00

(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 28.08.2023	:	₹ 3,02,25,000.00 - ₹ 10,53,000.00 = ₹ 2,91,72,000.00
Total Value of the property	:	₹ 2,91,72,000.00
The realizable value of the property	:	₹ 2,62,54,800.00
Distress value of the property	:	₹ 2,33,37,600.00
Insurable value of the property (1,170.00 X 3,000.00)	:	₹ 35,10,000.00
Guideline value of the property (1,170.00 X 15,664.00)	:	₹ 1,83,26,880.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 501, 5th Floor, 'B' Wing, "Sambhav Apartment 'B' Co-Op. Hsg. Soc. Ltd.", Plot No. 378, Chhatrapati Shivaji Maharaj Road, Vakola Bridge, Santacruz (East), Mumbai - 400 055, State – Maharashtra, Country – India for this particular purpose at ₹ 2,91,72,000.00 (Rupees Two Crore Ninety One Lakh Seventy Two Thousand Only) as on 28th August 2023.

NOTES

1. 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 **28th August 2023 is ₹ 2,91,72,000.00 (Rupees Two Crore Ninety One Lakh Seventy Two Thousand 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 + 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 5 th Floor
3.	Year of construction	2003 (As per Site Information)
4.	Estimated future life	40 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	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	Provided
18.	No. of lifts and capacity	2 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	Chequered tiles 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



Actual site photographs

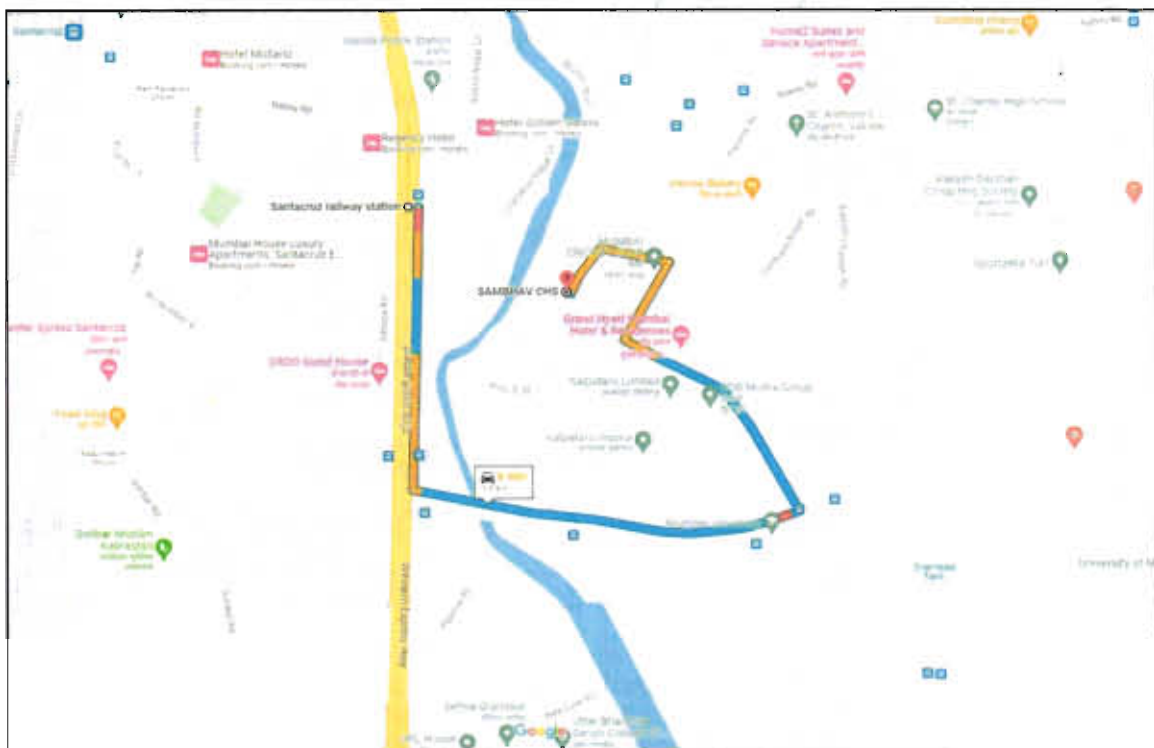


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Route Map of the property

Site, u/r



Latitude Longitude - 19°04'39.6"N 72°50'57.7"E

Note: The Blue line shows the route to site from nearest railway station (Santacruz- 1.9 M.)



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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक



Home
Valuation Rules
User Manual
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Feedback

Year
Annual Statement of Rates
Language

Selected District: मुंबई (उपनगर)

Select Village: कोटेकल्याण (अंधेरी)

Search By: Survey No Location

Enter Survey No: 3871

English

विवरण	पुणे मूल्य	निवासी मूल्य	अंश	दुप्पट	वैकल्पिक	एकक (Sq. Ft.)	Attribute
31/172 - पुणे: उपरोक्त नगरपालिका मध्ये वॉर्ड, पूर्वेक दि. एक. टी. रोड व अंधेरी नगरपालिका मध्ये रोडवॉर कोटेकल्याण 13.40 मी. चौ. मी. रोड, कोटेकल्याण वॉ.एच.टी. मार्ग व कोटेकल्याण मार्गाची चौकट.	96480	177750	204410	222180	177750	चौर मीटर	वि.टी.एच. मंदर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,77,750.00			
Increase by 5% on flat located on 5 th floors	8,888.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,86,638.00	Sq. Mtr.	17,339.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	96,480.00			
The difference between land rate and building rate (A – B = C)	90,158.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,68,606.00	Sq. Mtr.	15,664.00	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

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vakhola > 3 BHK Flats for Sale in Vakhola > 1300 sqft

Rated on Aug 16, 21 (1 Review) ID: 5234259

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime 50% OFF**

₹3.92 Cr ~~₹4.17 Cr~~ Call offered

1800 Sq Ft 3 BHK Flat For Sale in **Vakhola, Mumbai**

Contact Owner:
jameel shaikh jameel shaikh
+91 98200 11111

Get Phone No.

1 Beds 3 Baths Furnished Jogging path Visitor Parking

Carpet Area 1300 sqft ₹3076/sqft	Floor 7 (Out of 10 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 2	Furnished Status Furnished	Car Parking 1 Open

East Facing Property

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vakhola > 3 BHK Flats for Sale in Vakhola > 1050 sqft

Rated on Jun 02, 21 Property ID: 4533036

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

₹3.25 Cr ~~₹3.47 Cr~~ Call for approved plan

1222 Sq Ft 3 BHK Flat For Sale in **Vakhola, Mumbai**

Contact Owner:
Shantilal Jain +91 98200 11111

Get Phone No.

3 Beds 3 Baths 2 Covered Parking Semi-Furnished Service/God. Visitor Parking

Carpet Area 1050 sqft ₹3092/sqft	Floor 4 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 1	Furnished Status Semi-Furnished	Car Parking 2 Covered

East Facing Property

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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.

