

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-2110/23-24	Dated 23-Aug-23
Buyer (Bill to) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003254 / 2302174	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

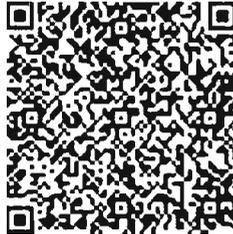
Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

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:

Miss. Mayuri Nimba Patil & Mr. Nimba Namdev Patil -
 Residential Flat No. 702, 7th Floor, Wing – A, "Morya
 Sports City Phase – I", Village Kalher, Bhiwandi,
 Thane – 421 302, 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

Asmita Rathod

Authorized 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: **Miss. Mayuri Nimba Patil & Mr. Nimba Namdev Patil**

Residential Flat No. 702, 7th Floor, Wing – A, "**Morya Sports City Phase – I**", Village Kalher, Bhiwandi,
Thane – 421 302, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'30.3"N 73°00'35.2"E

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Valuation Done for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai – 400 001,
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 Residential Flat No. 702, 7th Floor, Wing – A, "Morya Sports City Phase – I", Village Kalher, Bhiwandi, Thane – 421 302, 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 23.08.2023 for Bank Loan Purpose
2	Date of inspection	22.08.2023
3	Name of the owner/ owners	Miss. Mayuri Nimba Patil & Mr. Nimba Namdev Patil
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. 702, 7 th Floor, Wing – A, "Morya Sports City Phase – I", Village Kalher, Bhiwandi, Thane – 421 302, State – Maharashtra, Country – India. Contact Person: Meera Mahadik (Sales Manager) Contact No. 8759105910
6	Location, street, ward no	Village Kalher, Bhiwandi, Thane
	Survey/ Plot no. of land	Survey No. 38, Hissa No. 2 at Village – Kalher
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	RERA Carpet Area in Sq. Ft. = 449.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 494.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village Kalher, Bhiwandi, Thane – 421 302.
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.	Copy of Approved Building plans were not provided and not verified.
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?	Building is under construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Building is under construction
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MMRDA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Building is under construction
	(ii) Portions in their occupation	Building is under construction
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 7,000.00 Expected rental income per month after completion

	(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 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 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	Building is under construction
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, Fort Branch to assess fair market value as on 23.08.2023 for Residential Flat No. 702, 7th Floor, Wing – A, "Morya Sports City Phase – I", Village Kalher, Bhiwandi, Thane – 421 302, State – Maharashtra, Country – India belongs to **Miss. Mayuri Nimba Patil & Mr. Nimba Namdev Patil**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 14.07.2023 Between M/s. Hallmark Infra Annex LLP (the Developers) and Miss. Mayuri Nimba Patil & Mr. Nimba Namdev Patil (the Purchasers).
2	Copy of RERA Registration Certificate No. P51700024330 dated 08.09.2021.
3	Copy of Commencement Certificate No. SROT / BSNA / 2501 / BP / Kalher-77 / Revised Permission / 795 / 2022 dated 01.06.2022 issued by MMRDA. (Downloaded from RERA site)

LOCATION:

The said building is located at Survey No. 38, Hissa No. 2 at Village – Kalher, Bhiwandi, Thane. The property falls in Residential Zone. It is at a travelling distance 6.5 Km. from Bhiwandi railway station.

BUILDING:

The building under reference will be Proposed 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 proposed 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 purpose. 7th Floor is having 4 Residential Flat. The building is having proposed 1 Lift. At the time of inspection Building was under construction.

Extent of completion as under:

Foundation	Completed	RCC Plinth	Completed
Ground/Stilt Floors	Completed	Floors	Completed
Internal & External Brick Work	Completed	Total	64% Work Completed

Residential Flat:

The property is a residential Flat No. 702 in under construction building. The flat is located on 7th Floor in the said under construction building. The composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage + Terrace + Balcony (i.e. **1 BHK With WC + Bath**). The residential flat is finished with proposed vitrified tiles flooring, proposed teak wood door frame with flush doors, proposed aluminum sliding windows & proposed concealed electrification & proposed concealed plumbing, proposed cement plastering etc.

Valuation as on 23rd August 2023

The REA Carpet Area of the Residential Flat	:	449.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building is under construction
Expected total life of building	:	60 Years
Age of the building as on 2023	:	Building is under construction
Cost of Construction	:	494.00 X 2,600.00 = ₹ 12,84,400.00
Depreciation $\{(100-10) \times 00 / 60\}$:	N.A. as building is under construction
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 33,390.00 per Sq. M. i.e. ₹ 3,102.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. as building is under construction
Prevailing market rate	:	₹ 8,000.00 per Sq. Ft.
Value of property as on 23.08.2023	:	449.00 Sq. Ft. X ₹ 8,000.00 = ₹ 35,92,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 23.08.2023	:	₹ 35,92,000.00
Total Value of the property	:	₹ 35,92,000.00
The realizable value of the property	:	₹ 32,32,800.00
Distress value of the property	:	₹ 28,73,600.00
Insurable value of the property (494 X 2,600.00)	:	₹ 12,84,400.00
Guideline value of the property (As per Index II)	:	₹ 15,33,068.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, Wing – A, "Morya Sports City Phase – I", Village Kalher, Bhiwandi, Thane – 421 302, State – Maharashtra, Country – India for this particular purpose at **₹ 35,92,000.00 (Rupees Thirty Five Lakh Ninety Two Thousand Only)** as on **23rd August 2023**. As per site inspection 64% of construction work is completed.

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 **23rd August 2023 is ₹ 35,92,000.00 (Rupees Thirty Five Lakh Ninety Two Thousand Only). As per site inspection 64% of construction work is completed.** 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:

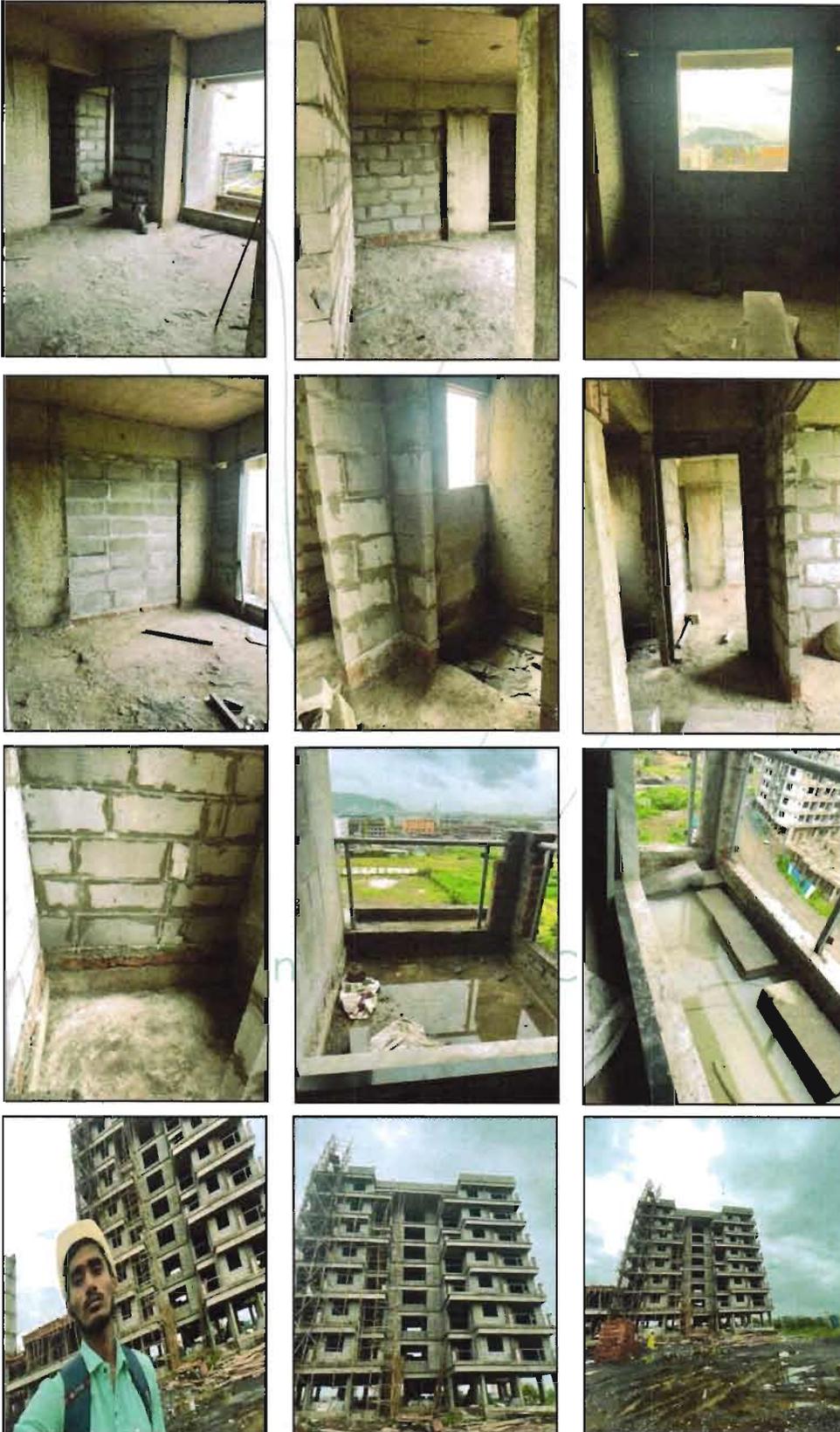
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Proposed 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 7 th Floor
3	Year of construction	Building is under construction
4	Estimated future life	60 Years (After Building Completion) 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	Proposed Teak wood door frame with flush door, Powder Coated Aluminum sliding windows
10	Flooring	Proposed Vitrified tiles 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	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	Proposed As per Requirement
	(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	Proposed
18	No. of lifts and capacity	Proposed 1 Lift
19	Underground sump – capacity and type of construction	Proposed R.C.C tank
20	Over-head tank Location, capacity Type of construction	Proposed R.C.C tank on terrace
21	Pumps- no. and their horse power	Proposed May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Proposed Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Proposed Connected to Municipal Sewerage System



Actual site photographs



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Vastukala Consultants (I) Pvt. Ltd.

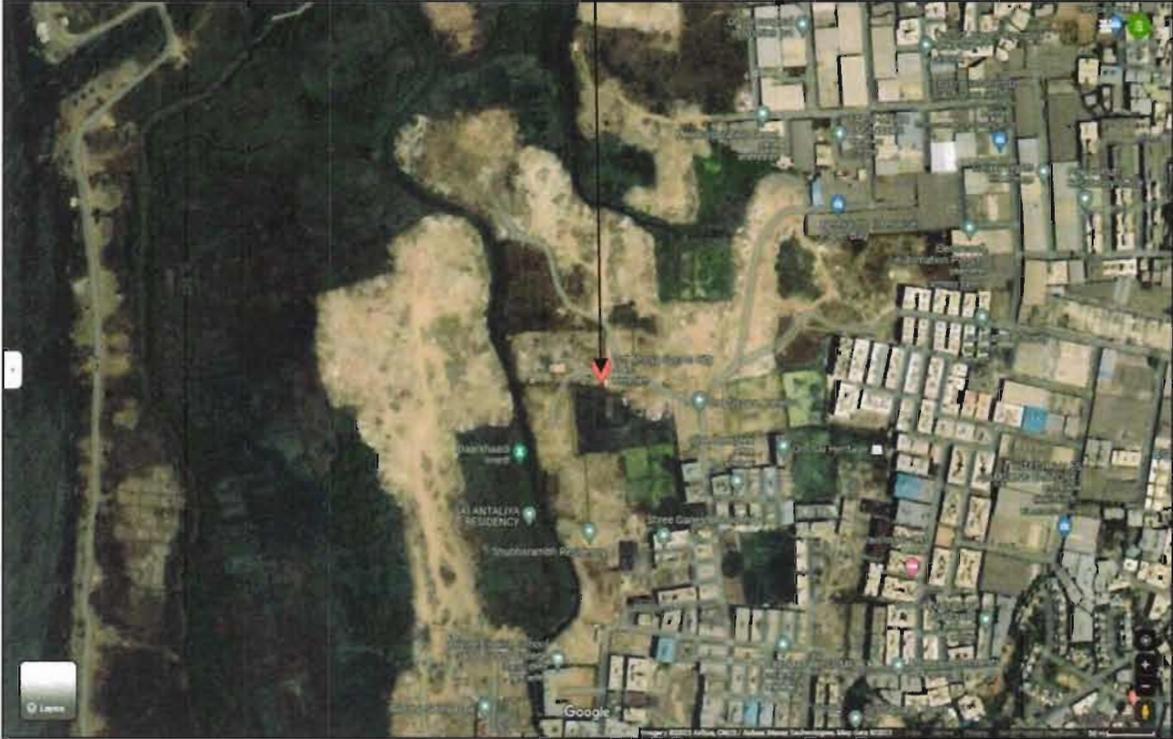
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Route Map of the property

Site u/r



Latitude Longitude - 19°14'30.3"N 73°00'35.2"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi – 6.5 Km.)

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
Close Feedback

Year

20232024

Annual Statement of Rates

Language

English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select	उपविभाग	कुली बमीन	निवासी सधिका	बॉडीस	दुकाने	औद्योगिक	एकर (Rs.)
SurveyNo	1/1-गावठाण व गाळे यावधील जमिनी	2200	27100	31200	33800	31200	चौ. मीटर
SurveyNo	1/2/A-रहत्यास विभागातील विकास धमतेच्या जमिनी	1480	0	0	0	0	चौ. मीटर
SurveyNo	1/2-रहत्यास बापरा खालील विकसित जमिनी	2150	31800	32100	39000	32100	चौ. मीटर
SurveyNo	2/1/A-औद्योगिक विभागातील विकास धमतेच्या जमिनी	1610	0	0	0	0	चौ. मीटर
SurveyNo	2/1-औद्योगिक बापराबातील विकसित जमिनी	2410	31100	32400	38200	32400	चौ. मीटर

12

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Price Indicators

1 BHK Apartment 416 sq.ft.(38.65 sq.m.)

Possession: Dec, 2024
Price: 32.11 L + Govt. Charges
View Number

Scale 3D plan/Map? Yes No 3D



Sellers for 1 BHK Apartment - 416 sq.ft.

RE Registered Dealer:
HOMES AND BEYOND REALTECH (INDIA) PRIVATE LIMITED

[View Contact](#)

Living Room	Kitchen	Bedroom	Toilet	Toilet
8.0m x 13.0m	2.4m x 2.2m	3.0m x 3.3m	1.2m x 1.0m	1.0m x 1.2m

PROPERTYHISTOL.com Home Services Offices

Enter Locality, Property, or Developer

Morya Sports City-Phase 1, Bhiwandi

Morya Sports City Phase 1

by **Homezone Infra space LLP**
 Kalfar, Bhiwandi, Maharashtra, India



35.0 Lacs

All inclusive

[Save for Later](#)

Configurations: **1 BHK, 2 BHK**

Price per Sqft: **7.8 K per Sqft.**

Possession Date: **Dec 2023**

Carpet Area: **449 - 703 Sq Ft -**

Contact Seller

Overview
Configurations
Amenities
Locality
Bank Offers
Developer

About Morya Sports City Phase 1, Bhiwandi

Project Status: Under Construction	Project Type: Midium Rise	REG ID: P51700024330	Total Flats: 5
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Interested? Enquire Now!

Morya Sports City: Phase 1 -
 Hallmark Infra space LLP
 Developer



Price Indicators

Morya Sports City Phase 1
₹39 L - 61.78 L | 16.72 K/sq.ft
39 users of ₹39.00 L

1-2 BHK Apartments
Dec, 2022 Possession Starts
₹8.72 K/sq.ft Avg. Price
380.00 sq.ft - 502.00 sq.ft Carpet Area

Why Morya Sports City Phase 1

- A green site proposition
- Water sports
- The project is equipped with amenities like rainwater harvesting
- Accessibility to key landmarks
- Close to schools, hospitals, educational institutes, restaurants, banks, shopping.

Morya Sports City Phase 1 Overview

1-2 BHK Apartments	380.00 sq.ft - 502.00 sq.ft	₹8.72 K/sq.ft
Dec, 2022 Possession Starts	1-2 BHK Apartments	₹39.00 L - ₹61.78 L

Contact Seller
Morya Infracon Pvt. Ltd.
+919820176796
Please share your contact

I agree to be contacted by Housing and other Agents via WhatsApp, SMS, phone mail etc.
 Don't interested in Home Loans

Ask For Details

Get Contact Details

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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 **23rd 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 **₹ 35,92,000.00 (Rupees Thirty Five Lakh Ninety Two Thousand Only)**. As per site inspection 64% of construction work is completed.

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, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4fad35d03e0df39e2885913490c3d33d41283
115279d17a18b5992, postalCode=400009, st=Maharashtra,
serialNumber=4125da596ad3c09082255aef0c56d311315bd2
94e282e29a127b25b6c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.23 13:24:56 +0530'

Auth. Sign.

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