

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.	Dated
	PG-2215/23-24	28-Aug-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003255 / 2302282	
	Dispatched through	Destination
Terms of Delivery		

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:
 Shri. Chandrakant Dharamshi Shah alias Kuthia & Smt. Archana Chandrakant Shah alias Kuthia - Residential Flat No. 7, 2nd Floor, "Mangal Kunj Co-Op. Hsg. Soc. Ltd.", Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai - 400 069, 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
Asmita Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Chandrakant Dharamshi Shah alias Kuthia & Smt. Archana Chandrakant Shah alias Kuthia**

Residential Flat No. 7, 2nd Floor, "**Mangal Kunj Co-Op. Hsg. Soc. Ltd.**", Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India.

Think Innovate Create
Latitude Longitude - 19°07'05.1"N 72°50'54.1"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.



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 OPINION REPORT

The property bearing Residential Flat No. 7, 2nd Floor, "Mangal Kunj Co-Op. Hsg. Soc. Ltd.", Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai - 400 069, State - Maharashtra, Country - India belongs to **Shri. Chandrakant Dharamshi Shah alias Kuthia & Smt. Archana Chandrakant Shah alias Kuthia.**

Boundaries of the property.

North : New Police Line
South : Hotel Better Home International
East : Bajaj Emerald Complex
West : Sahara 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 **₹ 1,50,03,804.00 (Rupees One Crore Fifty Lakh Three Thousand Eight Hundred Four 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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digital signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=9022b6c44e115b1979a2880913490c1b13817
911527981727802662, email=MANOJ_BABURAO@vastukala.com,
serial=67, cn=MANOJ BABURAO CHALIKWAR
o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=MANOJ BABURAO CHALIKWAR
Date: 2023.08.28 16:52:05 +05:30

Auth. Sign.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rojkat
Thane Mandad 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. 7, 2nd Floor, "**Mangal Kunj Co-Op. Hsg. Soc. Ltd.**", Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai – 400 069, 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	21.08.2023
3	Name of the owner/ owners	Shri. Chandrakant Dharamshi Shah alias Kuthia & Smt. Archana Chandrakant Shah alias Kuthia
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. 7, 2 nd Floor, " Mangal Kunj Co-Op. Hsg. Soc. Ltd. ", Plot No. 19, Sahar Road, Village - Sahar, Village – Sahar, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India. Contact Person: Smt. Archana Chandrakant Kuthia (Owner) Contact No. 8652387042
6	Location, street, ward no	Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai – 400 069
7	Survey/ Plot no. of land	Plot No. 19
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. = 497.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 515.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 618.00

		(Carpet Area as per Agreement + 20%) 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
13	Roads, Streets or lanes on which the land is abutting	Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai – 400 069
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.	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	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 31,000.00 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?	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	As per sub registrar of assurance records



	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 – 1982 (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, Dadar Branch to assess fair market value as on 28.08 2023 for Residential Flat No. 7, 2nd Floor, "**Mangal Kunj Co-Op. Hsg. Soc. Ltd.**", Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India belongs to **Shri. Chandrakant Dharamshi Shah alias Kuthia & Smt. Archana Chandrakant Shah alias Kuthia.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 12.12.2000 Between Shyamal Pramodchandra Mehta (The Transferors) and Shri. Chandrakant Dharamshi Shah alias Kuthia & Smt. Archana Chandrakant Shah alias Kuthia (The Transferees).
2	Copy of Previous Valuation Report dated 23.11.2017 in the name of Shri. Chandrakant Dharamshi Shah alias Kuthia & Smt. Archana Chandrakant Shah alias Kuthia issued by Vastukala Consultant's Pvt. Ltd.

LOCATION:

The said building is located at Plot No. 19 Sahar Road, Village - Sahar, Andheri (East), Mumbai – 400 069. The property falls in Residential Zone. It is at a walkable distance 300 Mtr. from Andheri railway station.

BUILDING:

The building under reference is having Ground + 3 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. 2nd Floor is having 4 Residential Flats. The building having No Lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balcony Area (i.e., **1BHK with 2 Toilets**). The residential flat is finished with vitrified tiles

flooring, Teak wood door frame with solid flush doors, Aluminum sliding windows, concealed electrification & concealed plumbing etc. The flat internal condition is normal.

Valuation as on 28th August 2023

The Built-Up Area of the Residential Flat	:	618.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1982 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	41 Years
Cost of Construction	:	618.00 X 2,800.00 = ₹ 17,30,400.00
Depreciation $\{(100-10) \times 41 / 60\}$:	61.50%
Amount of depreciation	:	₹ 10,64,196.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,38,987.00 per Sq. M. i.e., ₹ 12,912.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,12,748.00 per Sq. M. i.e., ₹ 10,475.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,000.00 per Sq. Ft.
Value of property as on 28.08.2023	:	618.00 Sq. Ft. X ₹ 26,000.00 = ₹ 1,60,68,000.00

(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	:	₹ 1,60,68,000.00 - ₹ 10,64,196.00 = ₹ 1,50,03,804.00
Total Value of the property	:	₹ 1,50,03,804.00
The realizable value of the property	:	₹ 1,35,03,424.00
Distress value of the property	:	₹ 1,20,03,043.00
Insurable value of the property (618.00 X 2,800.00)	:	₹ 17,30,400.00
Guideline value of the property (618.00 X 10,475.00)	:	₹ 64,73,550.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 7, 2nd Floor, "Mangal Kunj Co-Op. Hsg. Soc. Ltd.", Plot No. 19, Sahar Road, Village - Sahar, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India for this particular purpose at **₹ 1,50,03,804.00 (Rupees One Crore Fifty Lakh Three Thousand Eight Hundred Four Only)** as on **28th 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 **28th August 2023 is ₹ 1,50,03,804.00 (Rupees One Crore Fifty Lakh Three Thousand Eight Hundred Four 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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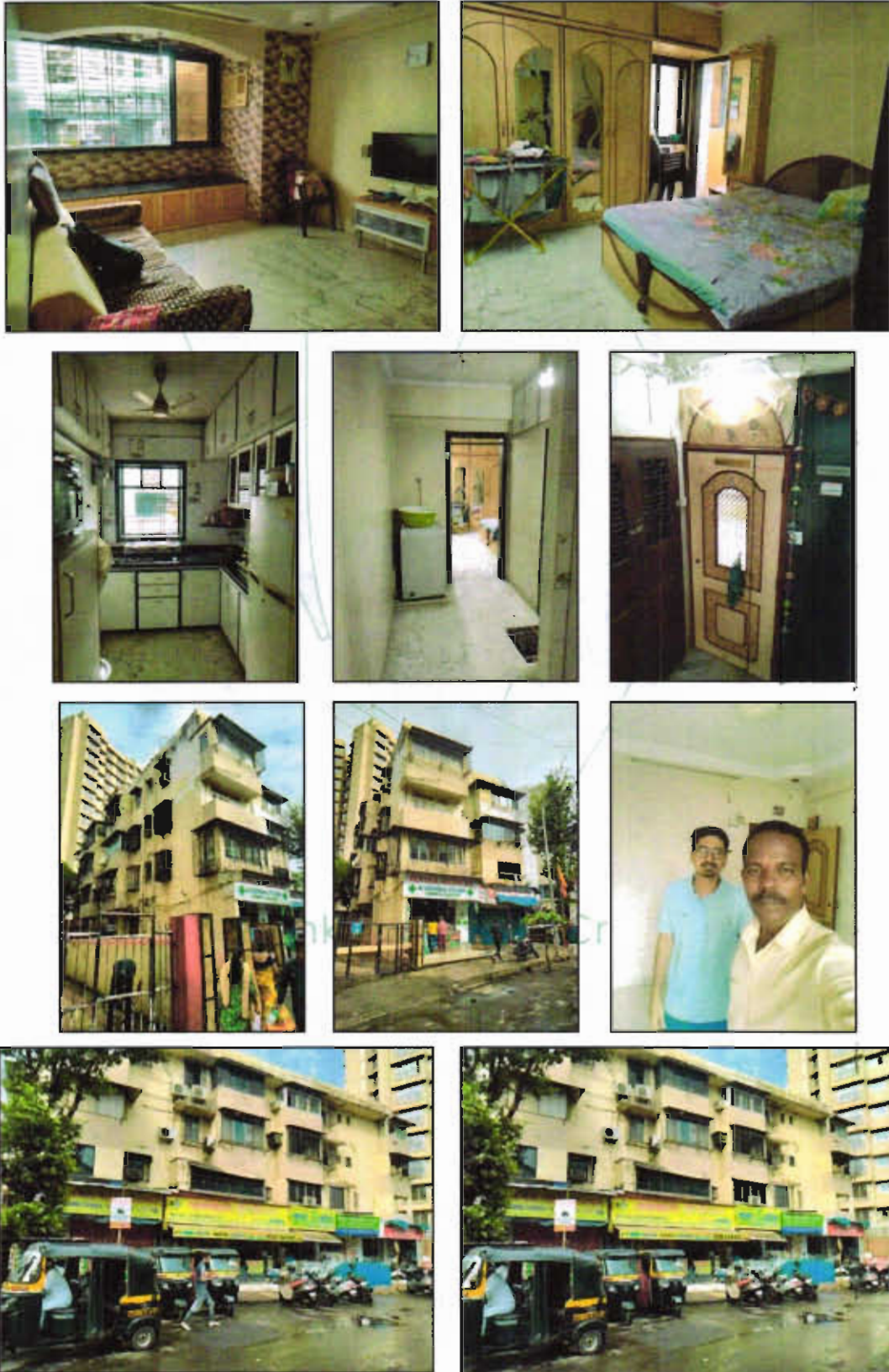


ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3	Year of construction	1982 (As per Previous Valuation Report)
4	Estimated future life	19 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 solid flush doors, Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
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	Not Provided
18	No. of lifts and capacity	No 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



Actual site photographs



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Vastukala Consultants (I) Pvt. Ltd.

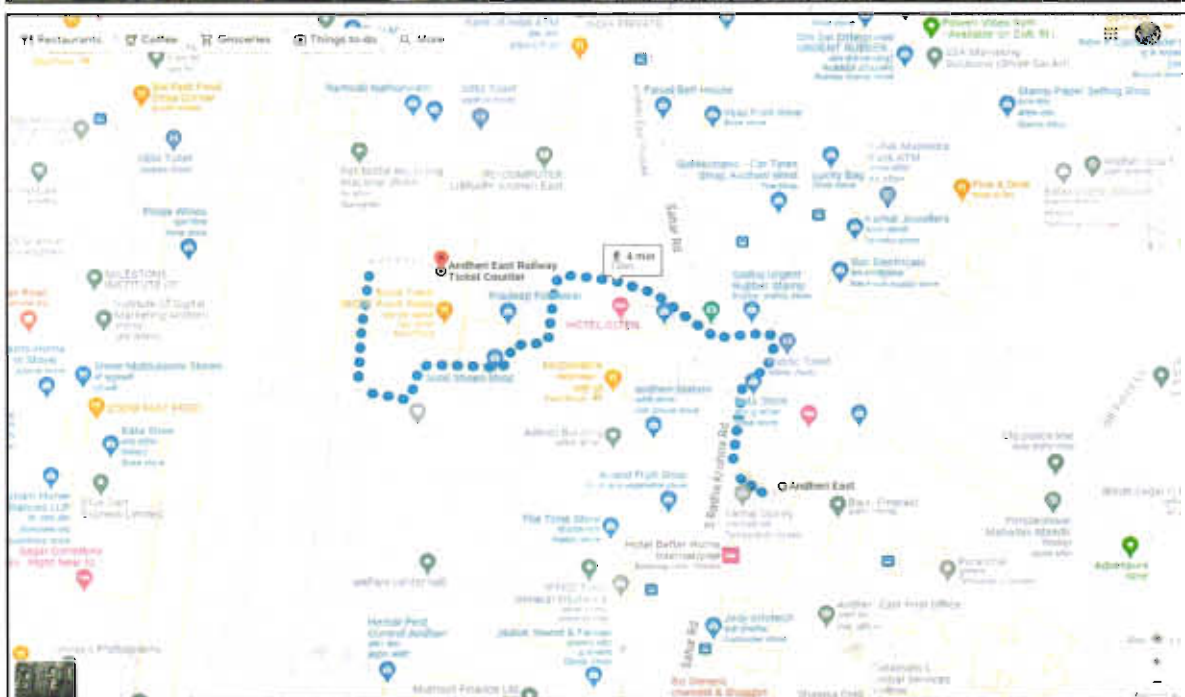
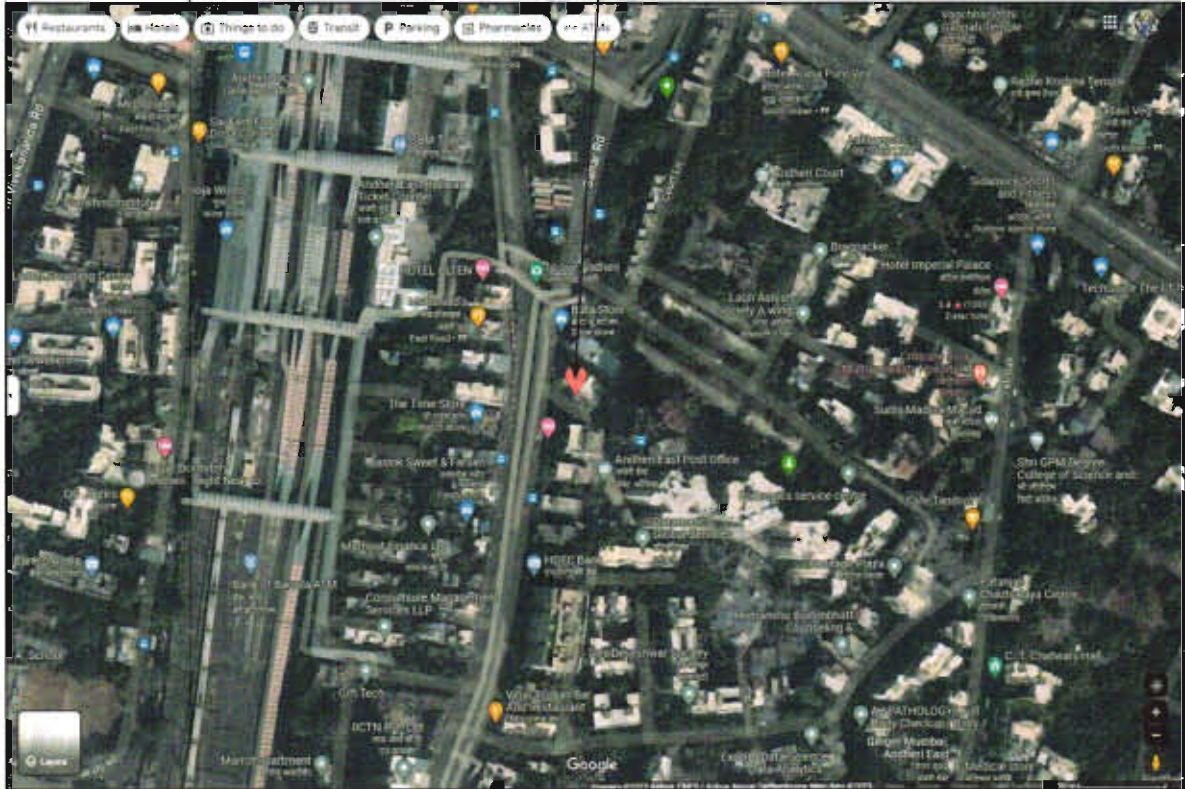
An ISO 9001:2015 Certified Company

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Route Map of the property

Site u/r



Latitude Longitude - 19°07'05.1"N 72°50'54.1"E

Note: The Blue line shows the route to site from nearest railway station (Andheri – 300 Mtr.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Valuation For Rural Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai

District Name: मुंबई(उपनगर)

Zone Name: ११-महारा (अपटी)

Attribute: इतर

SubZone Name: ३३/१७५मुंबारा महारा गावा

Open Land	Residence	Office	Shop	Industry	Unit
74990	154430	196470	202690	162150	Square Meter

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Price Indicators

1 Bedroom 500 Sq.Ft. Apartment in Andheri East Mumbai
 Listing ID: 4540246
₹ 1.65 Cr.
 1 Bedroom
 Semi-Furnished
 1 Bathroom
 500 Sq.Ft. (Carpet Area)

Key Highlights:
 Adjacent Metro Station, Parked Bikes, Gated Society, 2nd Floor

Family:
 Looking for an apartment in a prime location of Andheri East, Mumbai.
 • Look no further than **Shree Naga**, an exquisite gated society that is surrounded by a peaceful vicinity with the added convenience of an adjacent Metro Station.
 • This is a great home for a family after a long day's commuting.
 • Offering a well-maintained beautiful 1 BHK apartment covering an area of 500 Square Feet which makes it just perfect for a small family or an individual house owner.
 • In this property glass, if any understanding is correct, equipped with essential amenities like the lot's play area.

Contact our Real Estate Experts
Yash Krishnakumar Bangar
 +919700000002

1 BHK Flat for Sale in Midcity The Chakravarti
 Sahar Road, Andheri East, Mumbai - 400069
 Building: Midcity The Chakravarti

₹ 1.50 Cr
 1,50,000 (Floor)

1 BHK Flat
 500 Sq.ft.
 Under Construction - Possession Around December 2024
 Higher Floor of

Un-Furnished
 Property ID: GHAR243673

About Property
 Type: Freehold
 Status: New
 Location: East

Enquire Now
 Buyer / NRI

Price Indicators

1BHK Apartment for Sale
Project: **SPR. East in Andher East**

₹ 1.36 Crores

Super built-up Area: 590 Sq.Ft (carpet area) | Carpet Area: 472 Sq.Ft (carpet area) | BHK: 1

Apartment: 1 | Status: New Booking

Feature	Value	Feature	Value	Feature	Value
Verified Tiles	Yes	Furnished / Not	Not Furnished	Market	Mumbai Marketing Team
Ready	09-May	Carpet Area	No	Floor	2nd Floor

Gallery

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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 **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 knowledgeable 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.

