

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-2383/23-24	Dated 8-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank-Zaveri Bazar Branch Zaveri Bazar Branch 19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400002 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 3282 /2302457	Delivery Note Date
	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**

Company's Bank Details
 Bank Name : The Cosmos Co-Operative Bank Ltd
 A/c No. : 0171001022668
 Branch & IFS Code: Vileparle & COSB0000017

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Remarks:
 Commercial Shop No. 25, Ground Floor, Wing – C,
 "Vasant Smruti Co-op. Hsg. Soc. Ltd.", 90 Feet Road,
 Thakur Complex, Kandivali (East), Mumbai – 400 101,
 State – Maharashtra, Country – India belongs to Mr.
 Devidas Nivrattirao Kanje.

Company's PAN : **AADCV4303R**

UPI Virtual ID : Vastukala@icici

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

Giranjali Kulkarni

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Devidas Nivrattirao Kanje**

Commercial Shop No. 25, Ground Floor, Wing – C, "**Vasant Smruti Co-op. Hsg. Soc. Ltd.**", 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'49.3"N 72°51'47.9"E

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Valuation Done for:

Cosmos Bank

Zaveri Bazar Branch

19/21, Cosmos Bank Bldg., Vithalwadi, Zaveri Bazar, Mumbai – 400 002,
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 Commercial Shop No. 25, Ground Floor, Wing – C, "Vasant Smruti Co-op. Hsg. Soc. Ltd.",
90 Feet Road, Thakur Complex, Kandivali (East), Mumbai – 400 101, 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 08.09.2023 for Bank Loan Purpose
2	Date of inspection	23.08.2023
3	Name of the owner/ owners	Mr. Devidas Nivrattirao Kanje
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: Commercial Shop No. 25, Ground Floor, Wing – C, "Vasant Smruti Co-op. Hsg. Soc. Ltd.", 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India. Contact Person: Mrs. Kiran Vishwakarma (Tenant)
6	Location, street, ward no	90 Feet Road
7	Survey/ Plot no. of land	CTS No. 485, 490, 617, 622 & 653 of Village – Poisar
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. = 225.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 248.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	90 Feet Road
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?	Tenant Occupied – Mrs. Kiran Vishwakarma
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	₹ 30,000.00 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 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 Commercial Shop 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 – 2001 (As per Occupancy 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, Zaveri Bazar Branch to assess fair market value as on 08.09.2023 for Commercial Shop No. 25, Ground Floor, Wing – C, "**Vasant Smruti Co-op. Hsg. Soc. Ltd.**", 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India belongs to **Mr. Devidas Nivrattirao Kanje.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 20.10.2015 Between Mrs. Rita K. Nayyar (the Transferor) and Mr. Devidas Nivrattirao Kanje (the Transferee).
2	Copy of Occupancy Certificate No. CHE / A-0820 / BP (WS) / AR dated 07.04.2001 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at CTS No. 485, 490, 617, 622 & 653 of Village – Poisar, Kandivali (East), Mumbai. The property falls in Residential Zone. It is at a travelling distance 850 Mts. Km. from Magathane Metro station.

BUILDING:

The building under reference is having Ground + 8 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 normal. The building is used for residential purpose. Ground Floor is having 30 Commercial Shop. 2 Lifts provided in the building.

Commercial Shop:

The commercial shop under reference is situated on the Ground Floor. It consists of single unit + toilet. The commercial shop is finished with Vitrified tiles flooring, Glass door with M. S. Gate, Concealed electrification & Open plumbing etc.

Valuation as on 08th September 2023

The Built Up Area of the Commercial Shop	:	248.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2001 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	22 Years
Cost of Construction	:	248.00 X 2,800.00 = ₹ 6,94,400.00
Depreciation $\{(100-10) \times 22 / 60\}$:	33.00%
Amount of depreciation	:	₹ 2,29,152.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,25,500.00 per Sq. M. i.e., ₹ 20,949.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,92,694.00 per Sq. M. i.e., ₹ 17,902.00 per Sq. Ft.
Prevailing market rate	:	₹ 37,300.00 per Sq. Ft.
Value of property as on 08.09.2023	:	248.00 Sq. Ft. X ₹ 37,300.00 = ₹ 92,50,400.00

(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 08.09.2023	:	₹ 92,50,400.00 - ₹ 2,29,152.00 = ₹ 90,21,248.00
Total Value of the property	:	₹ 90,21,248.00
The realizable value of the property	:	₹ 81,19,123.00
Distress value of the property	:	₹ 72,16,998.00
Insurable value of the property (248.00 X 2,800.00)	:	₹ 6,94,400.00
Guideline value of the property (248.00 X 17,902.00)	:	₹ 44,39,696.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 25, Ground Floor, Wing – C, "Vasant Smruti Co-op. Hsg. Soc. Ltd.", 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India for this particular purpose at **₹ 90,21,248.00 (Rupees Ninety Lakh Twenty One Thousand Two Hundred Forty Eight Only)** as on **08th September 2023**.

ANNEXURE TO FORM 0-1

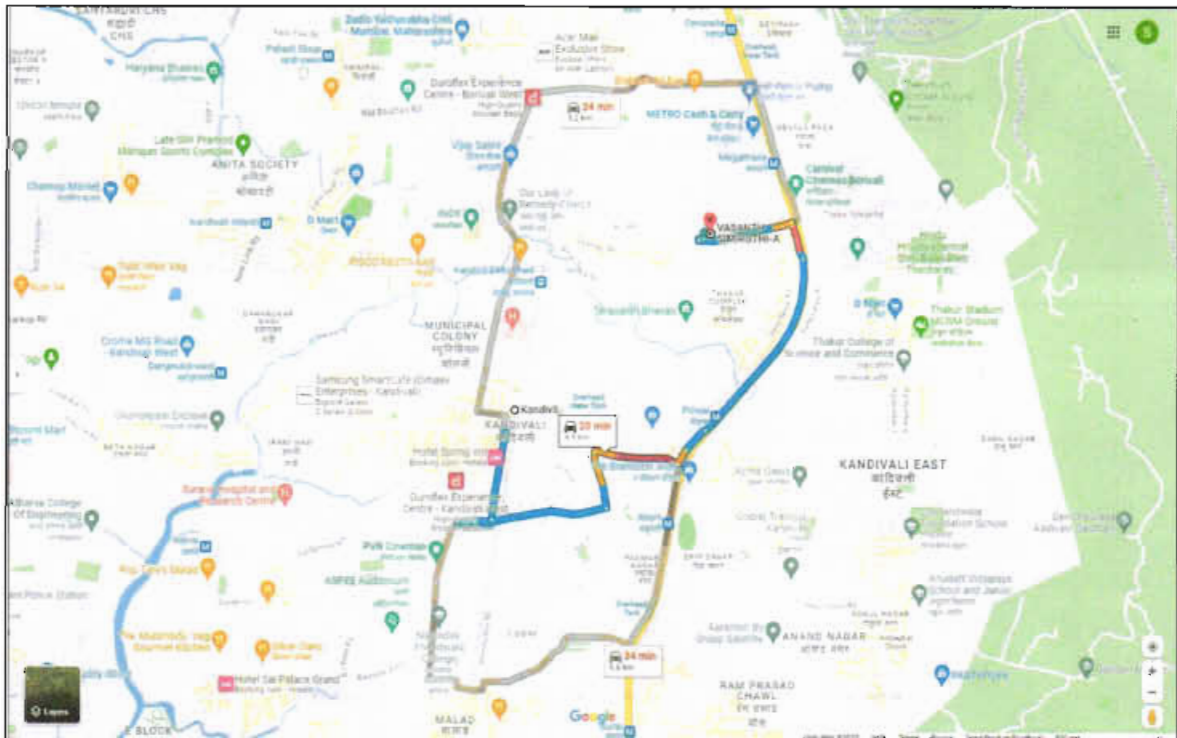
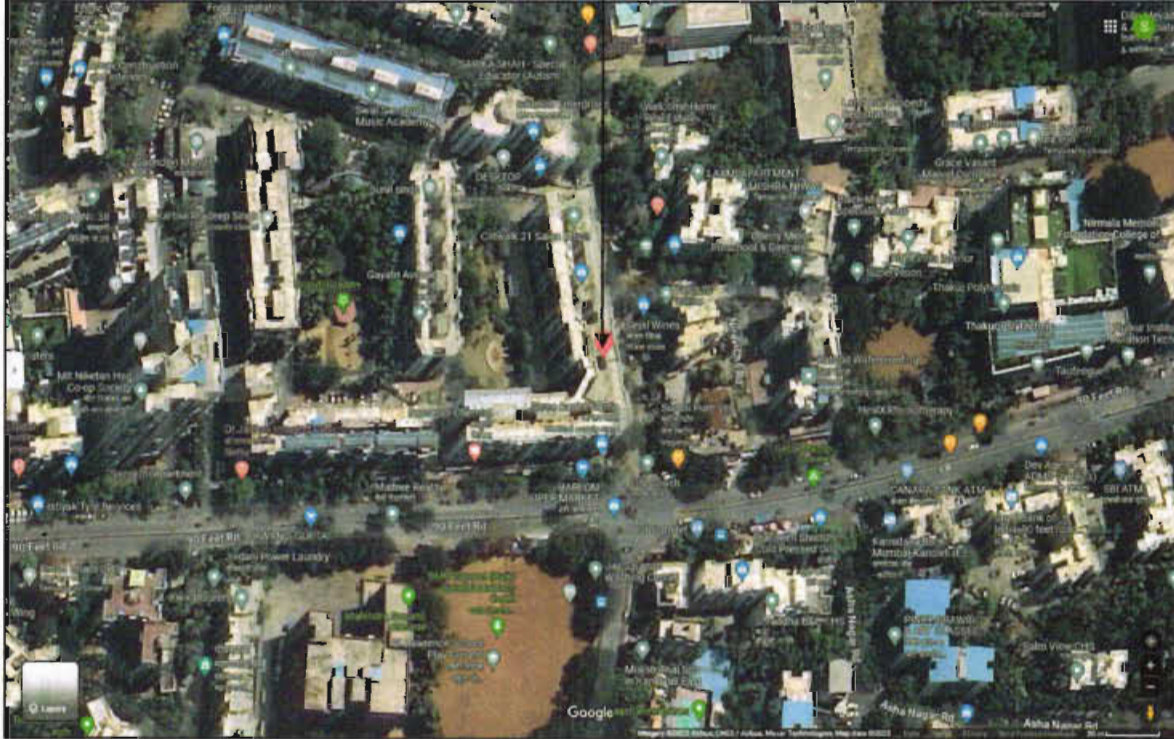
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	2001 (As per Occupancy Certificate)
4.	Estimated future life	38 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	Glass door with M. S. Gate
10.	Flooring	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	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	2 Lifts provided
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




Route Map of the property Site u/r



Latitude Longitude - 19°12'49.3"N 72°51'47.9"E


Note: The Blue line shows the route to site from nearest Metro station (Magathane – 850 Mts.)

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

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Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024
Language: English

Selected District: मुंबई (उपनगर)

Select Village: पोईसर (बोरीवली)

Search By: Survey No Location

Enter Survey No: 485

उपविभाग	भूमी क्षेत्र	निवासी सदनिका	नोंदणी	दराने	नियोजित (रु./)	Attribute
78/348-मुभाग: उत्तरेस गावाची सीमा, पुर्वेस दुसऱ्या महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे	76380	161640	185890	225500	161640	शॉप मॉडर सि.टी.एस. मॉडर

Stamp Duty Ready Reckoner Market Value Rate for Shop	2,25,500.00			
No Increase on Shop Located on Ground Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,25,500.00	Sq. Mtr.	14,383.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	76,380.00			
The difference between land rate and building rate (A – B = C)	1,49,120.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years)	78%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,92,694.00	Sq. Mtr.	17,902.00	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

square yards | Mumbai | Buy | Rent | Projects | Agents | Services | Resources | **Insights** | Sell or Rent Property

Home | Projects for Sale in Mumbai | Projects for Sale in Kandivali East | Projects for Sale in Thakur Complex, Mumbai | Commercial Shop 200 Sq Ft in Kandivali East Mumbai

Thakur Complex
Commercial Shop 200 Sq.Ft. in Kandivali East Mumbai
 Listing ID: 47028284

₹77 L

Semi-Furnished
 200 Sq.Ft. (Built-up Area)
 3 BHKs Available in the Project

Get instant home value | **Request for Call**

Key Highlights

- Prime Location
- Vastu compliant
- Well Maintained
- Safe & Secure Locality
- Well ventilated

Looking for a shop in a prime location that is both vastu compliant and well maintained.

- Look no further than this one in Kandivali East! With 200 square feet of space, there is plenty of room for all of your business needs.
- This shop offers not only safety and security in a well ventilated surrounding area, but it also boasts amenities like power backup and 24x7 security.

Contact our Real Estate Experts

Manoj Thari | +9188XXXXXXX

Hi Nishu, Would you like to connect with Manoj Thari for 200 Sq Ft Retail Shop in Thakur Complex

Contact Now

magicbricks | Buy | Rent | Sell | Home Loans

Home | Commercial Shop for Sale in Gokul Garden | Shop for Sale in Thakur Complex | 200 sq ft

Posted on Aug 18, 2023 | Property ID: 68828781

₹77.0 Cr | ₹200000/sqft | **₹55.0 Lac** | **How much loan can I get?**

Commercial Shop for Sale in Gokul Garden, Thakur Complex, Mumbai

120 ft wide Entry | Ground Floor | Overlooking Main Road

Commercial Complex: Gokul Garden	Super Area: 550 sqft - ₹20,00,000	Carpet Area: 280 sqft - ₹4,30,000
Floor: Ground (Out of 7 Floors)	Property Age: 10 to 15 years	Units On Floor: 12
Suitable For: Grocery Shop, Jewellery Shop, Clothes Shop, Footwear Shop, Salpn/Spa	Maintenance Charge: ₹9-Monthly	Lifts: 2

Garden/Park Facing, Main Road Facing | Virtual Space Option Available

Contact Agent | **Get Phone No.**

More Details

Price: **₹77.0 Cr**

Booking Amount: **₹5.0 Lac**

Facilities: **Power Backup, Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Virtual Space Option Available**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th September 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.

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 **₹ 90,21,248.00 (Rupees Ninety Lakh Twenty One Thousand Two Hundred Forty Eight 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: cn=BABURAO, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=admin,
2.5.4.20=982204c46ad35dc03e0c79e26865913490c73e336413
32115279b17a1805652, postalCode=400005, st=Maharashtra,
serialNumber=43a25a566c0b085982a2c588e454631f184d
e398e28Dc29e327b625b6, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.08 16:24:44 +05'30'

Auth. Sign.

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