

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-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-2238/23-24 Dated 29-Aug-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 3334 / 2302305 Delivery Note Date Dispatched through Destination Terms of Delivery
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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. Kishorji Valji Patel - Residential Flat No. 705, 7th Floor, Wing – A, "Charkop Jaydev Co-op. Hsg. Soc. Ltd. "", Plot No. 33, RSC – 22, MHADA Layout, Charkop, Kandivali (West), Mumbai, PIN Code – 400 067, 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**

Rattod
Authorized 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. Kishorji Valji Patel**

Residential Flat No. 705, 7th Floor, Wing – A, “Charkop Jaydev Co-op. Hsg. Soc. Ltd.”, Plot No. 33, RSC – 22,
MHADA Layout, Charkop, Kandivali (West), Mumbai, PIN Code – 400 067,
State – Maharashtra, Country – India.

Latitude Longitude - 19°13'10.2"N 72°49'22.7"E

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Valuation Done for:

Cosmos Bank


Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort 400001,
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. 705, 7th Floor, Wing – A, “Charkop Jaydev Co-op. Hsg. Soc. Ltd.”, Plot No. 33, RSC – 22, MHADA Layout, Charkop, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India belongs to **Mr. Kishorji Valji Patel**.

Boundaries of the property.

North : Arvindo Building
South : Platinum Tower
East : Internal Road
West : Open Plot

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 ₹ 1,30,44,038.00 (Rupees One Crore Thirty Lakh Forty Four Thousand Thirty Eight 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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.29 15:57:59 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01



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

13	Roads, Streets or lanes on which the land is abutting	Swamy Samarth Mandir Road
14	If freehold or leasehold land	Leasehold
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	MHADA As per Agreement
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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA / 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	₹ 27,000.00 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 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 – 2010 (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, Fort Branch to assess fair market value as on 29.08.2023 for Residential Flat No. 705, 7th Floor, Wing – A, “**Charkop Jaydev Co-op. Hsg. Soc. Ltd.**”, Plot No. 33, RSC – 22, MHADA Layout, Charkop, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India belongs to **Mr. Kishorji Valji Patel.**

We are in receipt of the following documents:

1	Copy of Share Certificate No. 75 dated 10.08.2008
2	Copy of Occupancy Certificate No. CHE / A – 3826 / BP (WS) / AR dated 08.01.2010 issued by Municipal Corporation OF Greater Mumbai.
3	Copy of Society Allotment Letter dated 27.08.2008

LOCATION:

The said building is located at Plot No. 33, Survey No. 41 of village – Charkop, Kandivali (West), Mumbai. The property falls in Residential Zone. It is at a travelling distance 2.7 Km. from Kandivali (West) Metro station.

BUILDING:

The building under reference is having Stilt + 10th 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 7th Floor is having 5 Residential Flat. 2 Lifts is provided in building.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified Tiles flooring, Teak wood door frame with flush door with safety door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 29th August 2023

The Carpet Area of the Residential Flat	:	664.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2010 (Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	13 years
Cost of Construction	:	797.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,31,600.00
Depreciation $\{(100-10) \times 13 / 60\}$:	19.50%
Amount of Depreciation		₹ 4,35,162.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,45,551.00 per Sq. M. i.e. ₹ 13,522.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,34,340.00 per Sq. M. i.e. ₹ 12,480.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,300.00 per Sq. Ft.
Value of property as on 29.08.2023	:	664.00 Sq. Ft. X ₹ 20,300.00 = ₹ 1,34,79,200.00

(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 29.08.2023	:	₹ 1,34,79,200.00 - ₹ 4,35,162.00 = ₹ 1,30,44,038.00
Total Value of the property	:	₹ 1,30,44,038.00
The realizable value of the property	:	₹ 1,17,39,634.00
Distress value of the property	:	₹ 1,04,35,230.00
Insurable value of the property	:	₹ 22,31,600.00
Guideline value of the property	:	₹ 99,46,560.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 705, 7th Floor, Wing – A, "Charkop Jaydev Co-op. Hsg. Soc. Ltd.", Plot No. 33, RSC – 22, MHADA Layout, Charkop, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India for this particular purpose at ₹ 1,30,44,038.00 (Rupees One Crore Thirty Lakh Forty Four Thousand Thirty Eight Only) as on 29th August 2023.

NOTES

1. I, Sharadkumar 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 **29th August 2023 is ₹ 1,30,44,038.00 (Rupees One Crore Thirty Lakh Forty Four Thousand Thirty Eight 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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Actual site photographs



Think Innovate Create



Price Indicators

₹1.50 Cr (₹15,00,000) | 700 sqft | 2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Property: Jyoti Tower
Developer: JBL Associates
Transaction Type: Resale
Status: Ready to Move
Facing: East
Units: 2
Furnishing: Semi-Furnished

Price Breakup: ₹1.5 Cr | ₹7,00,000 Approx. Registration Charges | ₹4,000 Monthly

Booking Amount: ₹2.0 Lac [Secure Now](#)

Address: kandivali west, Kandivali West, Mumbai - Western Numbal, Maharashtra

Landmarks: swami samarth mandir

Furnishing: Semi-Furnished

Contact Agent: Shivam

₹1.40 Cr (₹14,00,000) | 650 sqft | 2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Property: Jyoti Tower
Developer: JBL Associates
Transaction Type: Resale
Status: Ready to Move
Facing: East
Units: 2

Price Breakup: ₹1.4 Cr | ₹7,00,000 Approx. Registration Charges | ₹5,000 Monthly

Booking Amount: ₹3.0 Lac [Secure Now](#)

Address: Kandivali West, Mumbai, Kandivali West, Mumbai - Western Numbal, Maharashtra

Landmarks: Nr. swami samarth temple

Furnishing: Unfurnished

Contact Agent: Vidhi Dave

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th 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 ₹ 1,30,44,038.00 (Rupees One Crore Thirty Lakh Forty Four Thousand Thirty Eight Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.29 15:58:16 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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