PROFORMA INVOICE

Dated Invoice No. Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, PG-2238/23-24 29-Aug-23 BOOMERANG, CHANDIVALI FARM ROAD. **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) Cosmos Bank-Fort Branch Dispatch Doc No. **Delivery Note Date** Fort Branch 3334 / 2302305 229/231, Perin Nariman Street, Dispatched through Destination Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH : Maharashtra, Code: 27 State Name Terms of Delivery

SI No.	Particulars	1	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	4,000.00 360.00 360.00
			1		
-		Total	V.		4,720.00

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable	Cent	Central Tax		State Tax		Total
AVANOSIACI PORACI	Value	Rate	Amount	Rate	Amount	Tax 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

E. & O.E

A/c No. : 0171001022668

Branch & IFS Code: Vileparle & COSB0000017

"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

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

UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

ed Signatory

This is a Computer Generated Invoice





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





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

Think.Innovate.Create

Valuation Done for: Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort 400001, State - Maharashtra, Country - India.

Ahmedabad 9 Jaipur

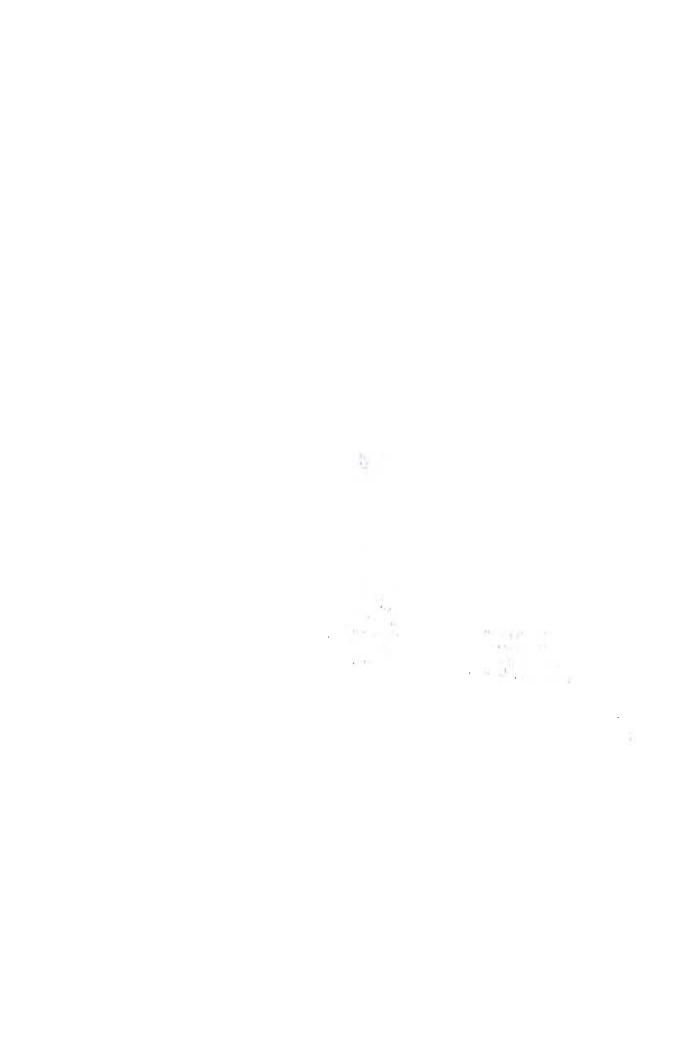


Our Pan India Presence at : Mumbai 9 Aurangabad Pune Rajkot Thone Nanded Indore Raipur R

Oelhi NCR P Nashik

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbal@vastukala.org



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For Cosmos Bank / Fort Branch/ Mr. Kishorji Valji Patel (3334/2302305)

Page 2 of 16

Vastu/Mumbai/08/2023/3334/2302305 29/11-451-NIPA Date: 29.08.2023

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

Digitally signed by Sharadkumar 8. Chalikwar DN: cn=Sharadkumar 8. Chalikwar,

DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou CMD, email=crydervastukala.org. o

Director

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 Prese	ence at :		N
Mumbai Thane	Avrangabad Nanded Nashik	Pune Indore Ahmedahad	Rajkat Raipur	

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. 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.

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 29.08.2023 for Banking Purpose
2	Date of Inspection	26.08.2023
3	Name of the owner/ owners	Mr. Kishorji Valji Patel
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: 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. Contact Person: Mrs. Shanti Kishorji Patel (Owner's wife)
6	Location, street, ward no	Swamy Samarth Mandir Road
7	Survey/ Plot no. of land	Plot No. 33, Survey No. 41 of village - Charkop
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. = 556.00 Balcony Area in Sq. Ft. = 36.00 Dry Balcony Area in Sq. Ft. = 25.00 (Area as per Actual Site Measurement)
		Carpet Area in Sq. Ft. = 664.00 (Area as per Allotment Letter) Built up Area in Sq. Ft. = 797.00 (Carpet Area + 20%)



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	MHADA As per Agreement	
	(ii) Ground Rent payable per annum		
	(iii) Unearned increased payable to the	(B)	
1010	Lessor in the event of sale or transfer	120	
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 C C C	
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		any of the occupants related to, or close to less 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		details of the water and electricity charges, , to be borne by the owner	N. A.	
30		the tenant to bear the whole or part of the repairs and maintenance? Give particulars	N. A.	
31	1	ft is installed, who is to bear the cost of tenance and operation- owner or tenant?	N. A.	
32		oump is installed, who is to bear the cost of tenance 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		t is the amount of property tax? Who is to it? Give details with documentary proof	Information not available	
35	no.,	e building insured? If so, give the policy amount for which it is insured and the pal premium	Information not available	
36		ny dispute between landlord and tenant rding rent pending in a court of rent?	N. A.	
37		any standard rent been fixed for the nises under any law relating to the control nt?	N.A.Create	
	SAL	ES		
38	in the Name	instances of sales of immovable property clocality on a separate sheet, indicating the e and address of the property, registration 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		e instances are not available or not relied n, the basis of arriving at the land rate	N. A.	
	cos	T 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.	

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	1	13 years
Cost of Construction	:	797.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,31,600.00
Depreciation {(100-10) X 13 / 60}		19.50%
Amount of Depreclation		₹ 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	1	₹ 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	7/1:	₹ 1,34,79,200.00 - ₹ 4,35,162.00 =
29.08.2023		₹ 1,30,44,038.00
Total Value of the property		₹ 1,30,44,038.00
The realizable value of the property	1.	₹ 1,17,39,634.00
Distress value of the property	Set 1	₹ 1,04,35,230.00
Insurable value of the property	1	₹ 22,31,600.00
Guideline value of the property	vate:	₹ 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:

Think.Innovate.Create



ANNEXURE TO FORM 0-1

Technical details

Main Building

		1 001/1/11 dat datalla			
1.	No. of floors and height of each floor		Stilt + 10th Upper Floors		
2	Plinth are	ea floor wise as per IS 3361-1966	N A. as the said property is a Residential Flat situated on 7th Floor		
3	Year of c	onstruction	2010 (Occupancy Certificate)		
4	Estimated future life		47 Years Subject to proper, preventive periodic maintenance a structural repairs		
5	Type of c	onstruction- load bearing walls/RCC eel frame	R.C.C. Framed Structure		
6	Type of fo	oundations	R.C.C. Foundation		
7	Walls	1	All external walls are 9" thick and partition walls are 6" thick.		
8	Partitions		6" thick brick wall		
9	Doors an	d Windows	Teak wood door frame with flush door with safety door Powdered Coated Aluminium Sliding windows		
10	Flooring		Vitrified tiles flooring		
11	Finishing		Cement plastering with POP finishing		
12	Roofing a	and terracing	R.C.C. Slab		
13	Special a	rchitectural 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				
	(i) No. of water closets		As per Requirement		
	(ii) No. of lavatory basins (iii) No. of urinals				
	(iv)	No. of sink			
16	Class of f white/ord	ittings: Superior colored / superior inary.	Ordinary		
17:	Compour Height an Type of c		6' 0" High, R.C.C. column with B. B. masonry wall		
18	No. of lifts	s and capacity Think In	2Lfts ale Creale		
19	Undergro	und sump - capacity and type of	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 approxim	and paving within the compound ate area and type of paving	Cemeinted road in open spaces, etc.		
23		disposal – whereas connected to public if septic tanks provided, no land capacity	Connected to Municipal Sewerage System		



Actual site photographs























Route Map of the property Site u/r





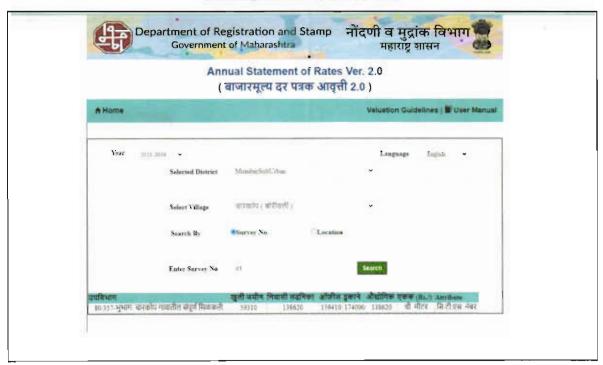
Latitude Longitude - 19°13'10.2"N 72°49'22.7"E

Note: The Blue line shows the route to site from nearest Metro station (Kandivali (West) - 2.7 Km.)





Ready Reckoner Rate

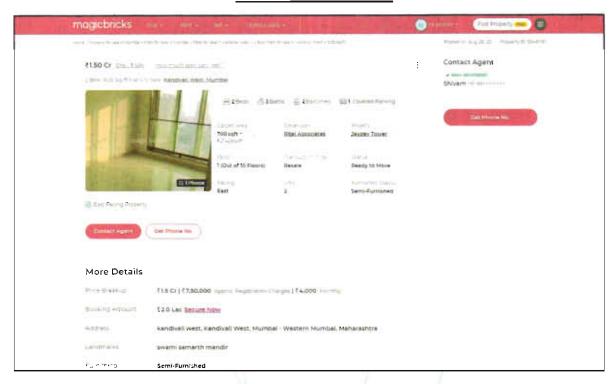


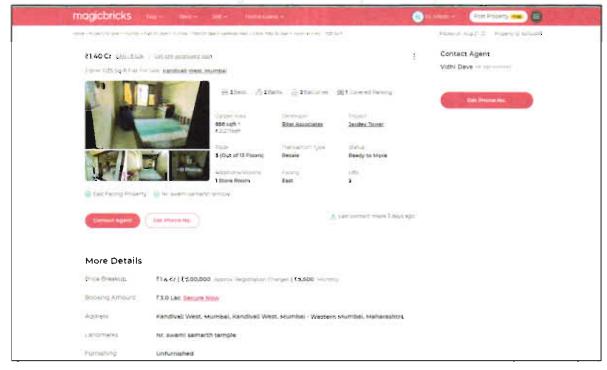


Think.Innovate.Create



Price Indicators

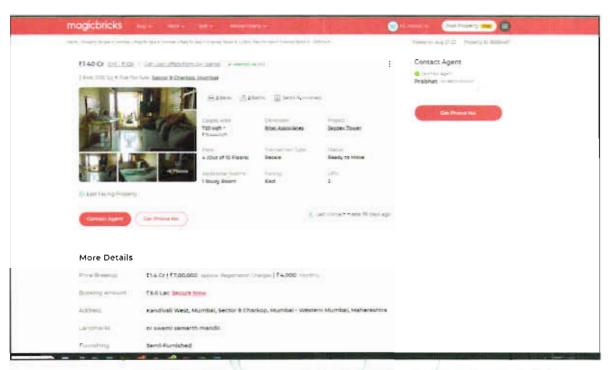


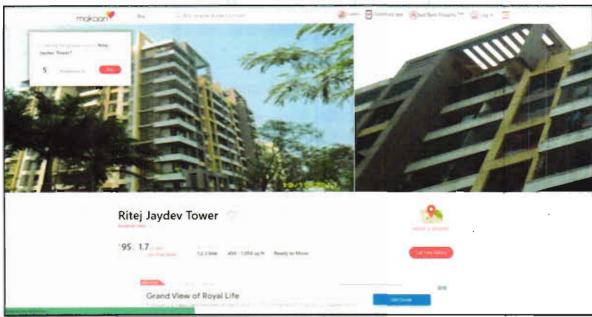






Price Indicators







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:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 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

- 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.
- 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 Staradkumar & Chalikwar ON: cn=Sharadkumar B; Chalikwar, p=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN

Director

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

Think.Innovate.Create