

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-2225/23-24	28-Aug-23
Buyer (Bill to) COSMOS BANK BANDRA WEST BRANCH 16, Lubina Turner Road, OPPOSITE Tava Restaurant Bandra West, Mumbai - 400050 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	3366/2302292	
	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**

Remarks:

Mr. Abhishek Maheshchandra Mehta & Mrs. Dharmishta Abhishek Mehta - Commercial Shop No. 06, Ground Floor, "Vasant Apartment Co-op. Hsg. Soc. Ltd.", Plot No. 29(7), TPS - III, 12th Road, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country - India
 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**

Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

Think Innovate Create

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. Abhishek Maheshchandra Mehta & Mrs. Dharmishta Abhishek Mehta**

Commercial Shop No. 06, Ground Floor, "Vasant Apartment Co-op. Hsg. Soc. Ltd.",
Plot No. 29(7), TPS - III, 12th Road, Santacruz (East), Mumbai - 400 055,
State - Maharashtra, Country - India.

Latitude Longitude - 19°04'47.2"N 72°50'45.4"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant Bandra (West), Mumbai - 400 050,
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

Commercial Shop No. 06, Ground Floor, "**Vasant Apartment Co-op. Hsg. Soc. Ltd.**", Plot No. 29(7), TPS - III, 12th Road, Santacruz (East), Mumbai – 400 055, 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	25.08.2023
3	Name of the owner/ owners	Mr. Abhishek Maheshchandra Mehta & Mrs. Dharmishta Abhishek Mehta
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: Commercial Shop No. 06, Ground Floor, " Vasant Apartment Co-op. Hsg. Soc. Ltd. ", Plot No. 29(7), TPS - III, 12 th Road, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India Contact Person: Dr. Rakhi Bapna (Staff) Contact No.: 9511247075
6	Location, street, ward no	12 th Road, Santacruz (East), Mumbai
	Survey/ Plot no. of land	Plot No. 29(7) of TPS – III, C.T.S. No. I-105 at Village - Kole Kalyan
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum Commercial 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. = 411.00 (Height 9'45") Varanda (Covered) in Sq. Ft. = 49.00 Front area in Sq. Ft. = 114.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 455.00 Otla (Carpet) in Sq. Ft. = 150.00 (Area as per Agreement for Sale)

		Built-up Area in Sq. Ft. = 546.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	12 th Road, Santacruz (East), Mumbai
14	If freehold or leasehold land	Freehold
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	₹ 1,00,000.00 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	N. A.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N. A.
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 upon, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	



Think Innovate Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



41	Year of commencement of construction and year of completion	Year of Completion 1970 (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.
<p>Remark: As per measurement Carpet Area in Sq. Ft. = 411.00 (Height 9'45"), Varanda (Covered) in Sq. Ft. = 49.00 and Front area in Sq. Ft. = 114.00 which is more than Carpet Area in Sq. Ft. = 455.00 and Otta (Carpet) in Sq. Ft. = 150.00 (Area as per Agreement for Sale). Built up area as per Index II in Sq. Ft. is 546.00</p> <p>We have considered the Built up area mentioned in the documents and to give proper weightage to the value of the property, higher rate i.e. ₹ 57,200/- per Sq. Ft. considered</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 28.08.2023 for Commercial Shop No. 06, Ground Floor, "Vasant Apartment Co-op. Hsg. Soc. Ltd.", Plot No. 29(7), TPS - III, 12th Road, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country - India belongs to **Mr. Abhishek Maheshchandra Mehta & Mrs. Dharmishta Abhishek Mehta.**

We are in receipt of the following documents:

1	Copy of Deed of Sale And Transfer dated 15.06.2015 between Mr. Vijay Ramlal Khatri (the Transferor) AND Mr. Abhishek Maheshchandra Mehta & Mrs. Dharmishta Abhishek Mehta (the Transferees)
2	Copy of Occupancy Certificate No. CE / 1984 / BSII / AH dated 06.07.1970 issued by Municipal Corporation of Greater Mumbai.
3	Copy of No Objection Certificate dated 01.06.2015 regarding sale of Shop No. 6 issued by Vasant Apartment Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located on Plot No. 29(7) of TPS - III at land bearing C.T.S. No. I-105 of Village - Kole Kalyan in the Registration District and Suburban Sub-District of Greater Mumbai. The property falls in Residential cum Commercial Zone. It is at 400M. walkable distance from Santacruz railway station.

BUILDING:

The building under reference is having Ground + 2 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 external condition of building is good. The building is used for residential cum commercial purpose. Ground Floor is having 7 Commercial Shops.

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 **28th August 2023 is ₹ 3,00,15,804.00 (Rupees Three Crore Fifteen Thousand Eight Hundred and 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:

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

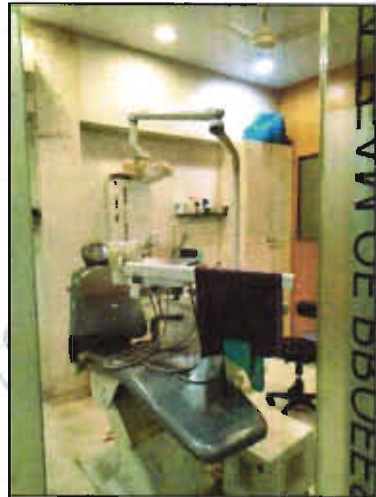


ANNEXURE TO FORM 0-1


Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 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	1970 (As per Occupancy Certificate)
4.	Estimated future life	07 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	MS rolling shutter to main entrance
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.	
15.	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	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	As per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles 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



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
Language: English

Selected District: मुंबई(उपनगर)
 Select Village: कोठिकल्याच (अंधेरी)
 Search By: Survey No Location
 Enter Survey No: 165

विवरण	पूरी वर्षीय	निरासी वर्षीय	अधीन	पुढणे	अधीनिक	एकक (Sq./)	Attribute
31/170 -अभ्यास: उत्तर व पूर्वेक पाक सीमा, दक्षिणेक जवाहरनगर नेहरू मार्ग पश्चिमेक गजवाडी सीमा.	79550	151300	182760	215990	162650	ब्रीच मोडर	वि.टी.एन. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	2,15,990.00			
No increase for shop located on ground floor without lift	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,15,990.00	Sq. Mtr.	20,066.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	79,550.00			
The difference between land rate and building rate (A – B = C)	1,36,440.00			
Depreciation Percentage as per table (D) [100% - 53%] (Age of the Building – 53 Years)	47%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,43,677.00	Sq. Mtr.	13,347.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

99acres Commercial Buy

₹2 Cr

T2 Class
₹17,340 per sq.ft.

Plot Numbered Ground

Only Public restrooms available

Only private parking available

Places nearby

Jayashree, Milan International, St. Church, Sacred Heart Church, Cross Road, Mahakavi Mandir, St. Jee

magicbricks Buy Rent Sell Home Loans

₹1.60 Cr

Commercial shop for Sale in Colibar, Mumbai

300 sqft

250 sqft

Main Road Facing

Suitable For: Grocery Shop, Clothes Shop, Footwear Shop, Salon/Spa

More Details

Price	₹1.6 Cr
Facilities	Power Back Up, Reserved Parking, Water Storage
Address	khar east, Colibar, Mumbai - Western Mumbai, Maharashtra
Transaction Type	Resale
Loading	50%

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.

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 **₹ 3,00,15,804.00 (Rupees Three Crore Fifteen Thousand Eight Hundred and Four Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digitaly signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=INDIA,
/C=IN, OU=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, CN=MANOJ BABURAO CHALIKWAR,
email=manoj@vastukala.org, postalCode=400068, st=Maharashtra,
serialNumber=1, uri=urn:ietf:params:tc:sgix:auth, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.29 10:57:55 +05:30

Auth. Sign.

Manoj 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