

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-2300/23-24	Dated 1-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK - VILEPARLE EAST Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 3501 / 2302371	Delivery Note Date
	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**

Remarks:
 Mr. Parag D. Dabke & Mrs. Aditi P. Dabke.Residential
 Flat No. 602, 6th Floor, Wing - A, "Vaastu Shubh 'A' Co
 -Op. Hsg. Soc. Ltd.", Shree Vastu Enclave, Rajmata
 Jijamata Road, Pumphouse, Andheri (East), Mumbai -
 400 093, 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

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. Parag D. Dabke & Mrs. Aditi P. Dabke**

Residential Flat No. 602, 6th Floor, Wing - A, "Vaastu Shubh 'A' Co-Op. Hsg. Soc. Ltd.", Shree Vastu Enclave,
Rajmata Jijamata Road, Pumphouse, Andheri (East), Mumbai – 400 093,
State - Maharashtra, Country – India.

Latitude Longitude - 19°07'44.0"N 72°51'29.5"E

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Valuation Prepared for:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai - 400 057, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |



VALUATION OPINION REPORT

The property bearing Residential Flat No. 602, 6th Floor, Wing - A, "Vaastu Shubh 'A' Co-Op. Hsg. Soc. Ltd.", Shree Vastu Enclave, Rajmata Jijamata Road, Pumphouse, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India belongs to **Mr. Parag D. Dabke & Mrs. Aditi P. Dabke**.

Boundaries of the property.

North	:	Railway men's Apna Ghar CHSL
South	:	My Home Apartment
East	:	Vastu Shilp
West	:	Wing - B

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 **₹ 1,60,07,400.00 (Rupees One Crore Sixty Lakh Seven Thousand Four Hundred 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
c=IN
E=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM, ou=VASTUKALA CONSULTANTS (I) PVT. LTD.,
serial=2023.09.01.16:16:13+05:30



Auth. Sign.

Director

Manoj 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



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
📞 Tele/Fax : +91 22 28371325/24
✉️ mumbai@vastukala.org

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 - Mr. Satyaprakash Sharma Occupied Since – Last 2 Years
	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	Tenant Occupied - Mr. Satyaprakash Sharma
	(ii) Portions in their occupation	Fully
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 35,000.00 Present rental income per month

	contract/By employing Labour directly/ both?	
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, Vile Parle (East) Branch to assess fair market value as on 01.09.2023 for Residential Flat No. 602, 6th Floor, Wing - A, "**Vaastu Shubh 'A' Co-Op. Hsg. Soc. Ltd.**", Shree Vastu Enclave, Rajmata Jijamata Road, Pumphouse, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India belongs to **Mr. Parag D. Dabke & Mrs. Aditi P. Dabke.**

We are in receipt of the following documents:

1	Copy of Deed of Rectification dated 08.05.2004.
2	Copy of Occupation Certificate No. CE / 7178 / WS / AK dated 16.01.2006 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Share Certificate No. 35 dated 21.02.2006 in the name of Mr. Parag D. Dabke & Mrs. Aditi P. Dabke issued by Vaastu Shubh 'A' Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at C.T.S. No. 371, 375 to 379 of Village – Mogra. The property falls in Residential Zone. It is at a travelling distance 1.9 Km. from Andheri railway station.

BUILDING:

The building under reference is having Stilt + 7 Upper Floors. It will be R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls will be 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 will be used for residential purpose. 6th Floor will be having 7 Residential Flats. The building having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. The Composition of flat will be 2 Bedrooms + Living Room + Dining Area + Kitchen + 2 Toilets + Cup Borad Area + Balcony Area (**i.e., 2 BHK + 2 Toilets**). The residential flat will be finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & concealed plumbing.



Valuation as on 01st September 2023

The Built-Up Area of the Residential Flat	:	900.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 Year
Cost of Construction	:	900.00 Sq. Ft. X ₹ 2,800.00 = ₹ 25,20,000.00
Depreciation	:	25.50%
Amount of depreciation	:	₹ 6,42,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,64,283.00 per Sq. M. i.e., ₹ 15,262.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 1,48,248.00 per Sq. M. i.e., ₹ 13,773.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,500.00 per Sq. Ft.
Value of property as on 01.09.2023	:	900.00 Sq. Ft. X ₹ 18,500.00 = ₹ 1,66,50,000.00

(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)

Total Value of the property as on 01.09.2023	:	₹ 1,66,50,000.00 - 6,42,600.00 ₹ 1,60,07,400.00
Total Value of the property	:	₹ 1,60,07,400.00
The realizable value of the property	:	₹ 1,44,06,660.00
Distress value of the property	:	₹ 1,28,05,920.00
Insurable value of the property (900.00 × 2,800.00)	:	₹ 25,20,000.00
Guideline value of the property (900.00 × 13,773.00)	:	₹ 1,23,95,700.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 602, 6th Floor, Wing - A, "Vaastu Shubh 'A' Co-Op. Hsg. Soc. Ltd.", Shree Vastu Enclave, Rajmata Jijamata Road, Pumphouse, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India for this particular purpose at **₹ 1,60,07,400.00 (Rupees One Crore Sixty Lakh Seven Thousand Four Hundred Only)** as on **01st September 2023**.



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 **01st September 2023** is **₹ 1,60,07,400.00 (Rupees One Crore Sixty Lakh Seven Thousand Four Hundred 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 th Floor
3.	Year of construction	2006 (As per Occupancy Certificate)
4.	Estimated future life	43 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,

			Powdered Coated 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 required
	(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		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		2 Lifts
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

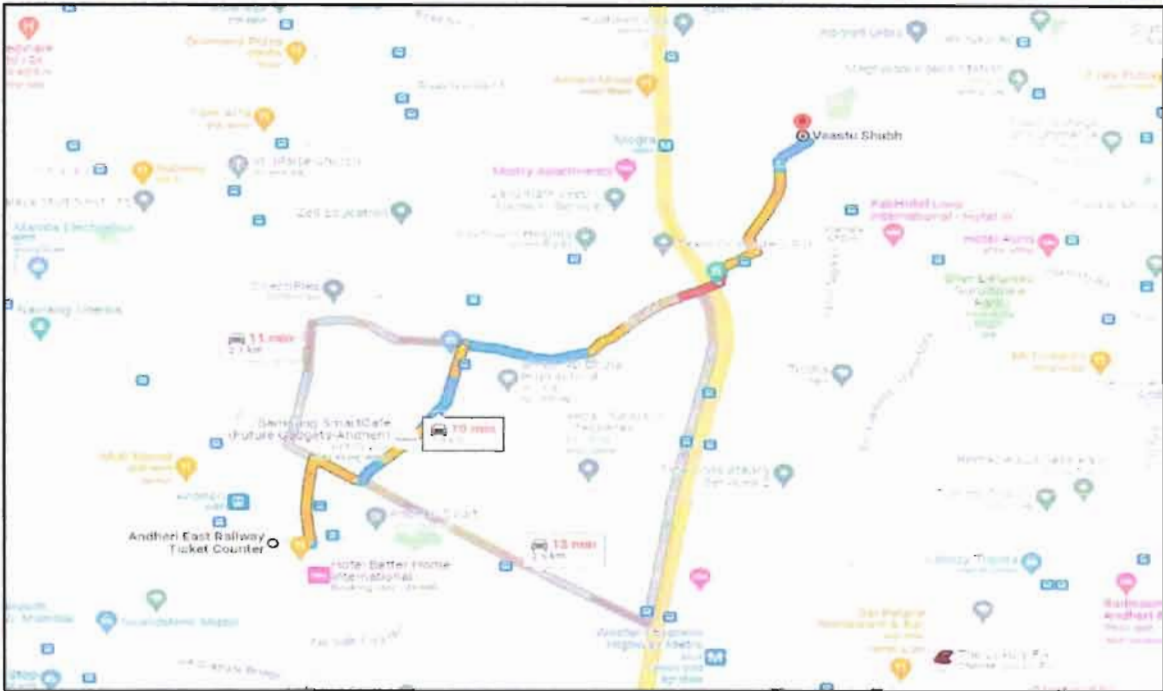
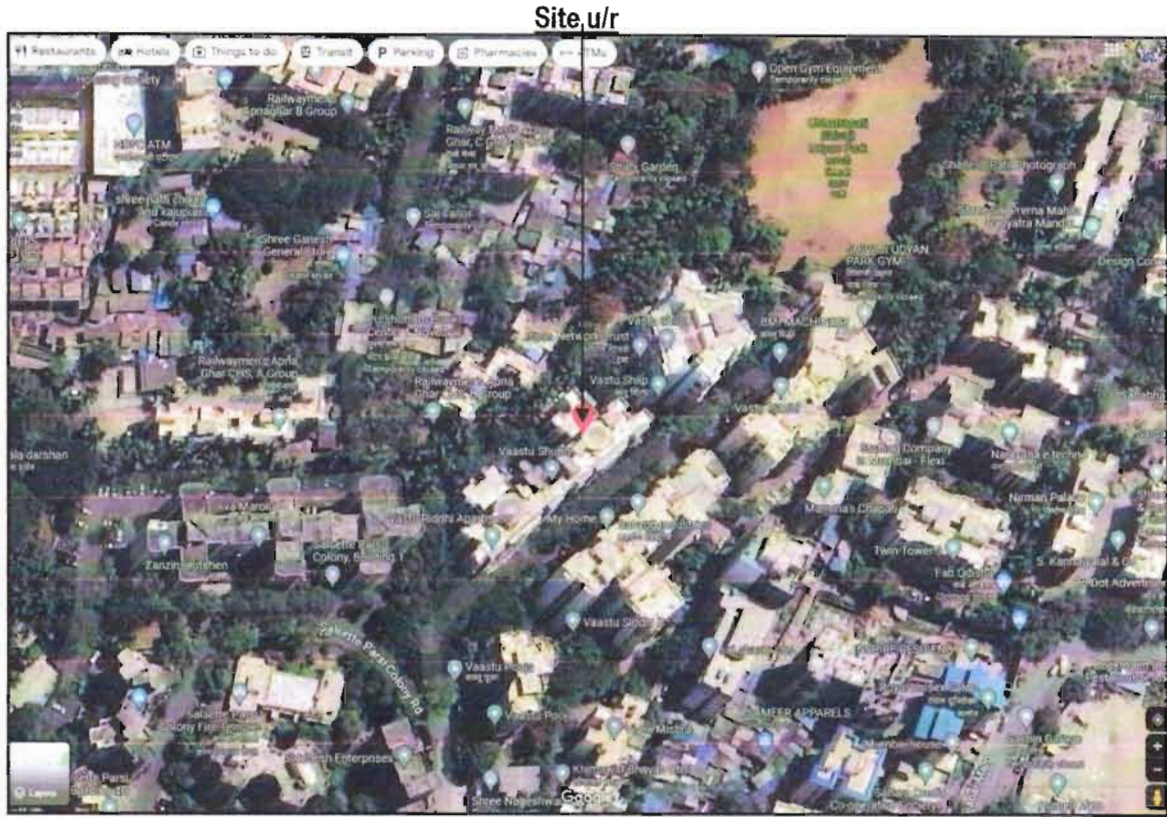
Actual site photographs



Actual site photographs




Route Map of the property



Latitude Longitude - 19°07'44.0"N 72°51'29.5"E


Note: The Blue line shows the route to site from nearest railway station (Andheri – 1.9 Km.)

Ready Reckoner Rate




**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
100007



Valuation For Urban Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

District Name: पुणे(उपनगर) Zone Name: 48-मोगस (अपेरी)

Attribute: लि.टी.एस. नगर SubZone Name: भुभाग: उत्तरेस पासाची हद्द

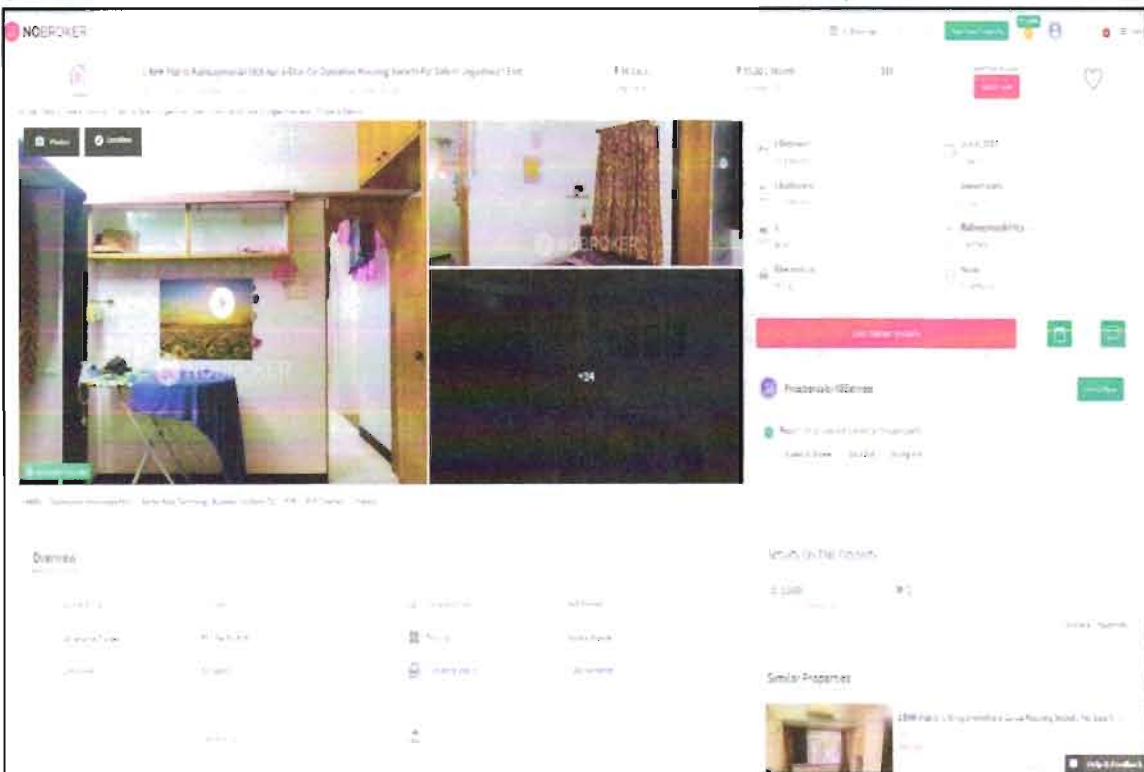
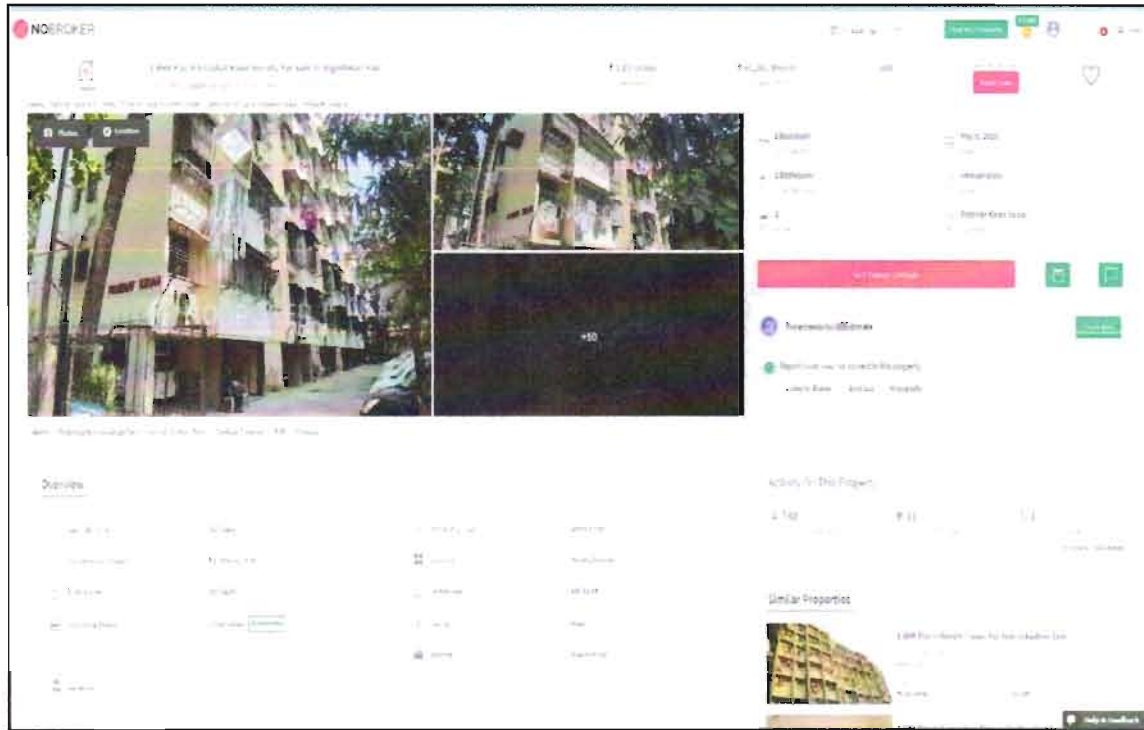
Division Name: Mumbai Help on Division

Open Land	Residence	Office	Shop	Industry	Unit
68960	156460	179830	195580	156460	Square Meter

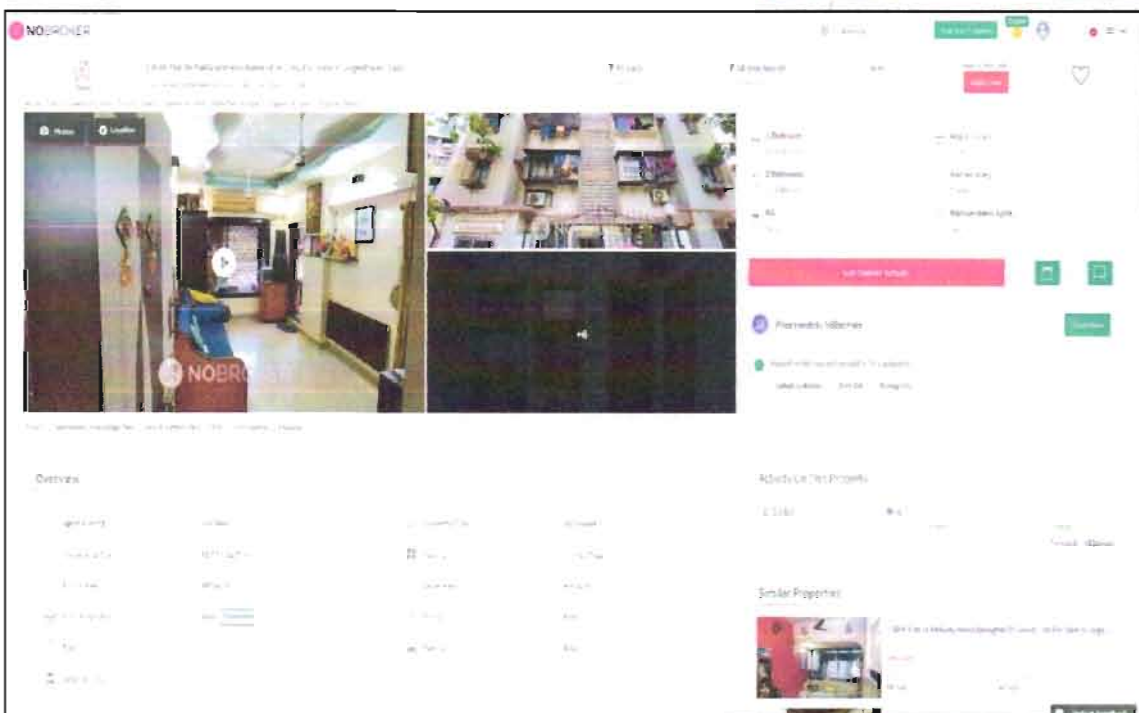
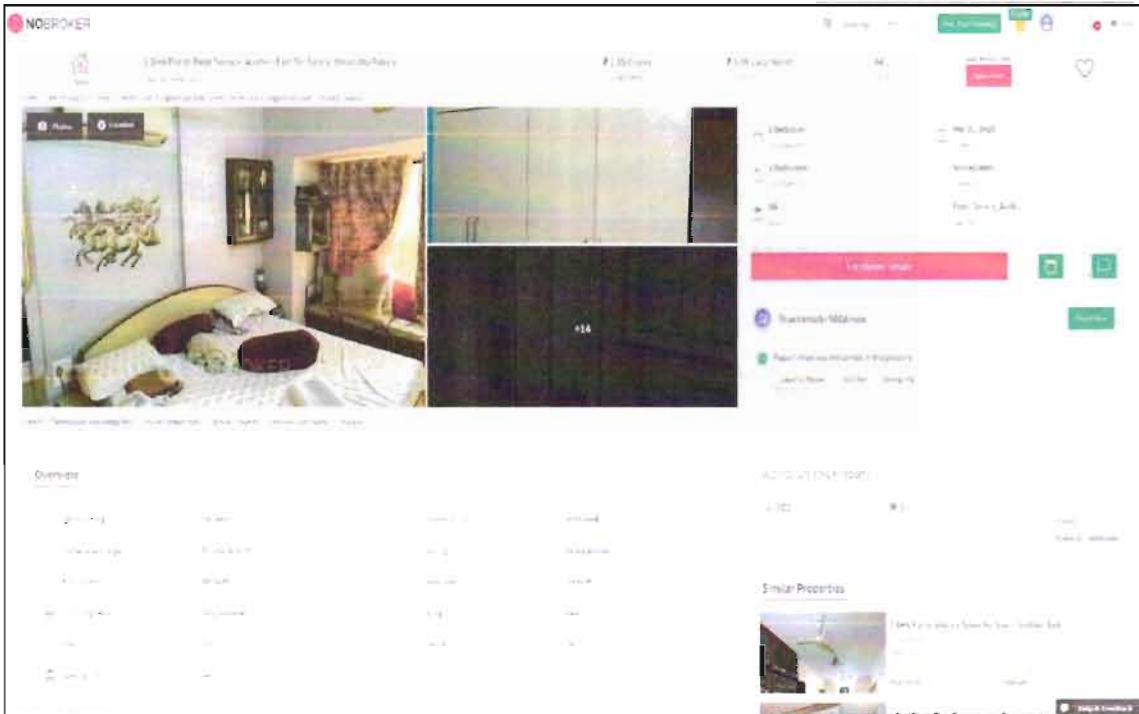
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Price Indicators



Price Indicators



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01st 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 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.

