

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-2573/23-24	21-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
Buyer (Bill to) COSMOS BANK - VEERA DESAI ROAD Veera Desai Road Andheri West Branch Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003757 / 2302654	
	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			360.00		360.00	720.00


Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 "Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani
 -Commercial Shop No. 14, Ground Floor, Wing - I-3,
 Building No. 96, ""Happy Home Estate-I Bldg. No. 95 -
 96 Co-op. Hsg. Soc. Ltd."" , Poonam Sagar Complex,
 Mira Road (East), Thane - 401107,
 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
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala
 Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai,
 email=accounts@vastukala.org, c=IN
 Date: 2023.08.21 17:01:55 +05'30'
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. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani**

Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96
Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107,
State - Maharashtra, Country – India.

Latitude Longitude - 19°16'24.1"N 72°51'38.6"E

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Valuation Prepared for:

Cosmos Bank

Veera Desai Road Andheri (West)

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),
Mumbai – 400 053, 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. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, 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 21.09.2023 for Banking Purpose
2	Date of inspection	18.09.2023
3	Name of the owner/ owners	Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country – India. Contact Person: Miss. Kajal Chauhan (Owner's Staff)
6	Location, street, ward no	Poonam Sagar Complex, Mira Road (East), Thane - 401107
7	Survey/ Plot no. of land	Survey No. 199 & New Survey No. 31 of Village - Penkarpada
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. = 206.00 Otla Area in Sq. Ft. = 39.00 (Area as per Actual Site measurement) Carpet Area in Sq. Ft. = 215.00 (Area as Agreement for Sale)

	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2005 (As per Part 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.
45	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch to assess fair market value as on 21.09.2023 for Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country – India belongs to **Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.10.2018 between Mr. Yogendra Hajari Pandey & Mr. Shashikant Yogendra Pandey (The Transferor's) And Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani (The Transferee's).
2	Copy of Part Occupancy Certificate No. MNP / NR / 857 / 2005 - 06 dated 12.07.2005 issued by Mira Bhayander Municipal Corporation.
3	Copy of Approved Plan No. MB / MNP / NR / 286 / 3654 / 2003 – 2004 dated 19.07.2003 issued by Mira Bhayander Municipal Corporation.
4	Copy of Previous Valuation Report dated 06.08.2019 in the name of Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani issued by Vastukala Consultant's Pvt. Ltd.

LOCATION:

The said building is located at Survey No. 199 & New Survey No. 31 of Village - Penkarpada. The property falls in Residential cum commercial Zone. It is at a walking distance of 1.00 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Part Ground & Part Stilt + 7th Upper Floor. 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 is used for residential cum Commercial purpose. Ground Floor is having 14 Commercial Shops. The building external condition is good. The building is having 1 Lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. The Composition of Shop is Single Room + Olla. The Commercial Shop is finished with Ceramic tiles flooring with Carpet, Teak Wood with Glass door frame with flush door with MS Gate doors, Concealed electrification.

Valuation as on 21st September 2023

The Carpet Area of the Commercial Shop	:	215.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	18 Years
Cost of Construction	:	258.00 Sq. Ft. X 2,500.00 = ₹ 6,45,000.00
Depreciation $\{(100-10) \times 18 / 60\}$:	27.00%
Amount of depreciation		₹ 1,74,150.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,18,200.00 per Sq. M. i.e., ₹ 10,981.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,03,476.00 per Sq. M. i.e., ₹ 9,613.00 per Sq. Ft.
Value of property as on 21.09.2023	:	₹ 215.00 Sq. Ft. X ₹ 25,000.00 = ₹ 53,75,000.00

(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)

Depreciated fair value of the property as on 21.09.2023	:	₹ 53,75,000.00 - ₹ 1,74,150.00 = ₹ 52,00,850.00
Total Value of the property	:	₹ 52,00,850.00
The realizable value of the property	:	₹ 46,80,765.00
Distress value of the property	:	₹ 41,60,680.00
Insurable value of the property (258.00 × 2,500.00)	:	₹ 6,45,000.00
Guideline value of the property (258.00 × 9,613.00)	:	₹ 24,80,154.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country – India for this particular purpose at ₹ 52,00,850.00 (Rupees Fifty-Two Lakh Eight Hundred Fifty Only) as on 21st September 2023.

NOTES

1. I, Manoj 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 **21st September 2023 is ₹ 52,00,850.00 (Rupees Fifty-Two Lakh Eight Hundred Fifty 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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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground & Part Stilt + 7th Upper Floor
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	2005 (As per Part Occupancy Certificate)
4.	Estimated future life	42 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 with Glass door frame with flush door with MS Gate doors
10.	Flooring	Ceramic tiles flooring with Carpet
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.	
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 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	1 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	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

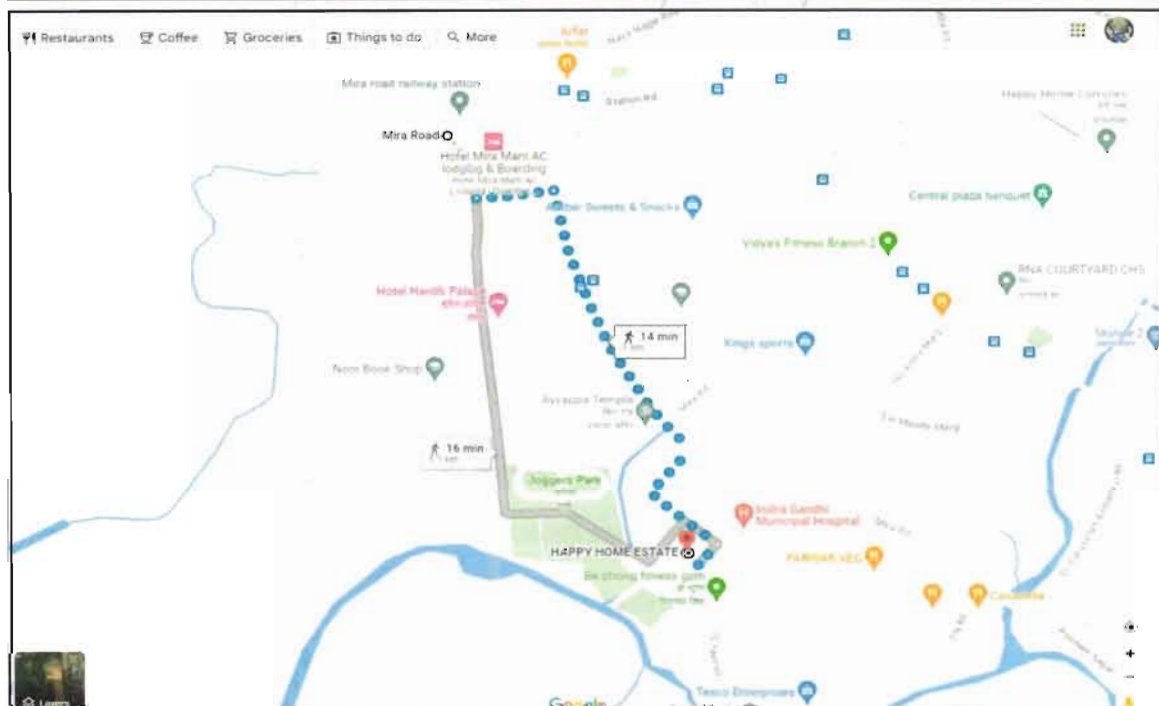
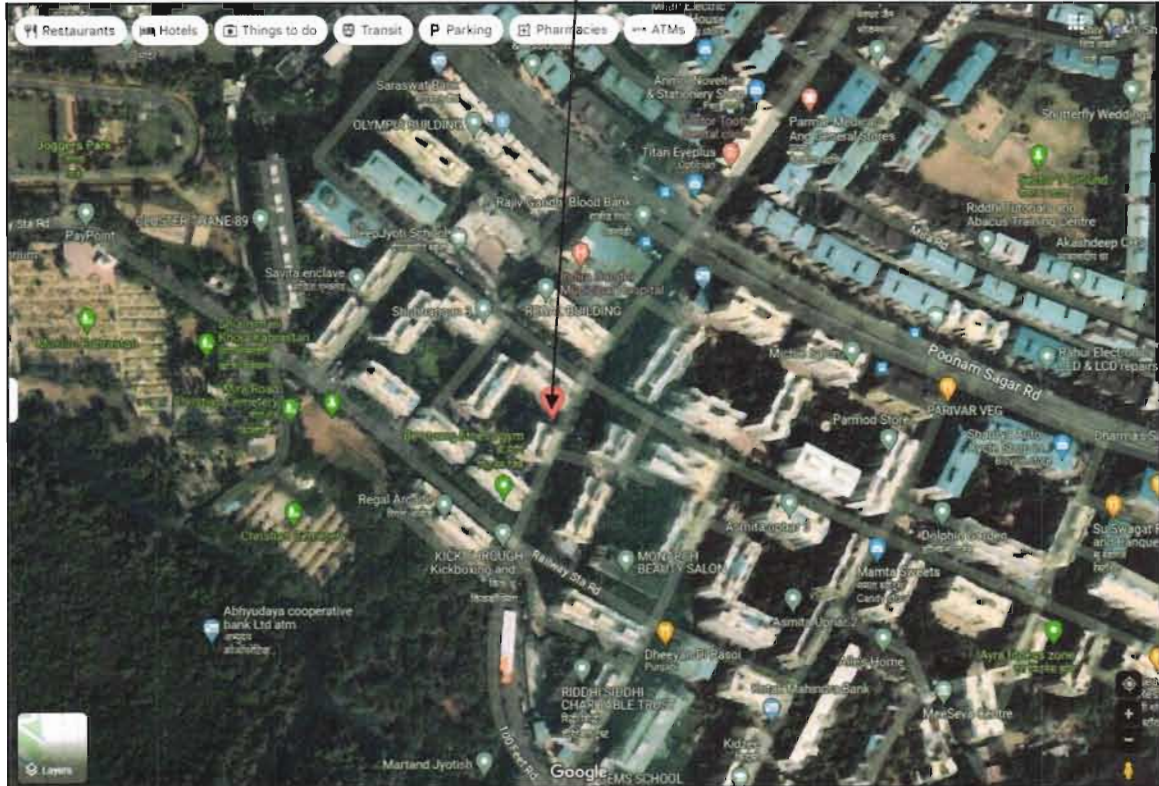
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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°16'24.1"N 72°51'38.6"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 1.00 Km.)

Price Indicators

The screenshot shows a real estate listing on the 'squareyards' website. The listing is for a 'Commercial Shop 220 Sq.Ft. in Mira Road Mumbai' located in the 'Poonam Sagar Complex'. The price is listed as ₹ 45 L. The listing includes a large photograph of the shop's interior, a map view, and a 'Response for Call' button. Below the main image, there are navigation tabs: 'Overview', 'Amenities', 'Agent Overview', 'About Project', 'Data Intelligence', 'Compare Title', and 'Mira Road Reviews'. A 'Key Highlights' section lists features like 'Prime Location', 'Wide Road', 'Reputed Builder', 'Affordable', and 'Family'. A detailed description follows, highlighting the location on Mira Road, the shop's size (220 sq ft), and its ground-floor location with a road-facing view. A 'Contact our Real Estate Experts' section features 'Subhash Anjani Awasthi' with a phone number and a 'Contact Us' button.

The screenshot shows a real estate listing on the '99acres' website. The listing is for a property in Mira Road, Mumbai, priced at ₹ 27 Lac. The listing includes a photograph of the property's interior, a 'Places nearby' section listing 'Poonam Sagar Complex, Mira Road Andheri, Mumbai', and a 'Property (2)' section. The listing also features a 'Pre Listed Details' tab and a 'Deep Data' section. A 'Places nearby' section lists 'Poonam Sagar Complex, Mira Road Andheri, Mumbai'. The listing includes a 'Property (2)' section and a 'Places nearby' section. The listing also features a 'Pre Listed Details' tab and a 'Deep Data' section. A 'Places nearby' section lists 'Poonam Sagar Complex, Mira Road Andheri, Mumbai'. The listing includes a 'Property (2)' section and a 'Places nearby' section.



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 ₹ 52,00,850.00 (Rupees Fifty-Two Lakh Eight Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=8827b6c0fa2c15d0b0c796a2845913496c71c110413331
75279617a18b3652, postalCode=400069, st=Maharashtra,
serialNumber=41a38a566a28c8928b2a51a8fca3cfe3111bd2e3
94e282e29a3278a230f, cm=MANOJ BABURAO CHALIKWAR
Date: 2023.09.21 17:33:01 +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

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