

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-2552/23-24	Dated 20-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK- BORIVALI MRO A-2 Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 003852 / 2302632	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

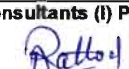
Particulars	HSN/SAC	GST Rate	Amount
VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
CGST			180.00
SGST			180.00
Total			₹ 2,360.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Two Thousand Three Hundred Sixty Only

	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	2,000.00	9%	180.00	9%	180.00	360.00
Total:	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

<p><i>Remarks:</i> Mr. Sandeep Sadanand Gaikar & Mrs. Anita Sandeep Gaikar - Residential Flat No. 606, 6th Floor, Type - BT, Building No. 14, Marigold, "Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane - 401 303, State - Maharashtra, Country - India</p> <p>Company's Service Tax No. : AADCV4303RSD001 Company's PAN : AADCV4303R</p> <p>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</p>	<p style="text-align: center; color: green; font-size: 1.2em;">Think. Innovate. Create</p> <p>Company's Bank Details Bank Name : The Cosmos Co-Operative Bank Ltd A/c No. : 0171001022668 Branch & IFS Code: Vileparle & COSB0000017</p> <div style="text-align: center;">  UPI Virtual ID : Vastukala@icici </div> <p style="text-align: right;">for Vastukala Consultants (I) Pvt Ltd</p> <p style="text-align: right;">  Authorised Signatory </p>
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This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sandeep Sadanand Gaikar & Mrs. Anita Sandeep Gaikar**

Residential Flat No. 606, 6th Floor, Type - BT, Building No. 14, Marigold, "**Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.**", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, State - Maharashtra, Country – India.

Latitude Longitude - 19°13'37.1"N 72°51'59.4"E

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Valuation Prepared for:

Cosmos Bank




Borivali MRO A-2

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, 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

		Built Up Area in Sq. Ft. = 418.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Virar Agashi Road
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?	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 CIDCO norms Percentage actually utilized - Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	N.A.

41	Year of commencement of construction and year of completion	Year of Construction – 2006 (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.
<p>Remarks: <i>As per site inspection, Residential Flat Nos. 605 & 606 is internally amalgamated with Single entrance. Both the flats can easily demarcate. As per bank request, we have done the separate valuation For the purpose of valuation, we have considered Area of Flat No. 606 as per Agreement for Sale. The said valuation is only for Flat No. 606.</i></p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 20.09.2023 for Residential Flat No. 606, 6th Floor, Type - BT, Building No. 14, Marigold, “**Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.**”, Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, State - Maharashtra, Country – India belongs to **Mr. Sandeep Sadanand Gaikar & Mrs. Anita Sandeep Gaikar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 10.02.2006 between M/s. Mayfair Housing (The Developer's) and Mrs. Chandrika P. Joshi, Mr. Sandeep Sadanand Gaikar & Mrs. Anita Sandeep Gaikar (The Purchaser's).
2	Copy of Part Occupancy Certificate No. CIDCO / VVSR / POC / BP – 2910 / W / 310 dated 07.06.2006 issued by CIDCO.
3	Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP – 2910 / W / 61 dated 25.08.2004 issued by CIDCO.
4	Copy of Approved Plan No. CIDCO / VVSR / CC / BP – 2910 / W / 61 dated 25.08.2004 issued by CIDCO.
5	Copy of Society No Objection Letter dated 09.03.2006 in the name of Mr. Sandeep Sadanand Gaikar & Mrs. Anita Sandeep Gaikar issued by Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Survey No. 195, 196(Part), 212, 213 & others, Hissa No. 3,4, 8 & others of Village Bolinj. The property falls in Residential Zone. It is at a travelling distance 2.2 Km. from Virar railway station.

BUILDING:

The building under reference is having Ground + 7 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. 6th Floor is having 7 Residential Flats. The building is having 1 Lift.



Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 606, 6th Floor, Type - BT, Building No. 14, Marigold, "**Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.**", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, State - Maharashtra, Country – India for this particular purpose at **₹ 40,70,066.00 (Rupees Forty Lakh Seventy Thousand Sixty Six Only)** as on **20th 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 **20th September 2023 is ₹ 40,70,066.00 (Rupees Forty Lakh Seventy Thousand Sixty Six 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	Ground + 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 Part 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 flush doors, Powder 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	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(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	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


Actual site photographs




Actual site photographs



Ready Reckoner Rate


Department of Registration & Stamps
 Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
17200	69500	79200	86100	79200	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,500.00			
Increase by 05% on Flat Located on 6 th Floor	3,475.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	72,975.00	Sq. Mt.	6,780.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	17,200.00			
The difference between land rate and building rate (A – B = C)	55,775.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	63,493.00	Sq. Mt.	5,899.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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

NOBROKER | 1 BHK Flat In Mayfair Housing Virar Gardens, Virar West For Sale In Virar West | ₹ 57 Lacs | ₹ 21,206/Month | 418 sq ft

Overview

Age of Building	4-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 6 Per Sq Ft/M	Flooring	Marble Tiles
Building Area	428 Sq Ft	Furnishing Status	None

Activity On This Property: ± 74, 0, 0

NOBROKER | 2 BHK Flat In Mayfair Housing Virar Gardens, Virar West For Sale In Virar West | ₹ 56.5 Lacs | ₹ 20,519/Month | 422 sq ft

Overview

Age of Building	1-2 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 11 Per Sq Ft/M	Flooring	Marble Tiles

Activity On This Property: ± 55, 0, 1

Price Indicators

HOUSING | [View in Hindi](#) | [View in English](#) | [View in Marathi](#) | [View in Gujarati](#) | [View in Kannada](#) | [View in Malayalam](#) | [View in Odia](#) | [View in Punjabi](#) | [View in Tamil](#) | [View in Telugu](#) | [View in Urdu](#) | [View in Bengali](#) | [View in Assamese](#) | [View in Bhojpuri](#) | [View in Dogri](#) | [View in Gurmukhi](#) | [View in Hindi](#) | [View in Kannada](#) | [View in Malayalam](#) | [View in Marathi](#) | [View in Odia](#) | [View in Punjabi](#) | [View in Tamil](#) | [View in Telugu](#) | [View in Urdu](#) | [View in Bengali](#) | [View in Assamese](#) | [View in Bhojpuri](#) | [View in Dogri](#) | [View in Gurmukhi](#)

Mayfair Virar Gardens Cluster VI

₹35.99 L | Price/K/sq.ft
315 sq.ft | Carpet Area | ₹114.28/sq.ft

[View More](#) | [Contact Sellers](#)

1 BHK Apartment Configuration | Jun 2028 Possession Starts | ₹11.43 K/sq.ft Avg. Price | 315.00 sq.ft Carpet Area Size

[Overview Home](#) | [More About Project](#) | [About Project](#) | [Floor Plan](#) | [Tour This Project](#) | [Amenities](#) | [Contact Sellers](#)

Mayfair Virar Gardens Cluster VI Overview

2.27 Acres | 315.00 sq.ft | 4 Buildings - 1213 units | Contact Sellers in Mayfair Virar Gardens Cluster VI

Oct, 2022 | ₹11.43 K/sq.ft | Jun 2028 | Please share your contact

[Share](#) | [Save](#) | [Ask For Details](#)

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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 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 ₹ 40,70,066.00 (Rupees Forty Lakh Seventy Thousand Sixty Six Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9222b0c4f4a235b027e0b119e268b013490a1f3d3b913331
15279817a18b5662, postalCode=400069, st=Maharashtra,
serialNumber=4145da56a08c89d8b2a55a8f0c3c0b31931bd2e33
4e28f2e29a227b625af, ip=MANOJ BABURAO CHALIKWAR
Date: 2023.09.20 16:33:17 +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

Encl. Valuation Report

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