

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-2694/23-24	Dated 29-Sep-23
Buyer (Bill to) COSMOS BANK- VASAI BRANCH VASAI BRANCH MAURYA SHOPPING CENTRE, GROUND FLOOR, S NO. 16, HISSA NO. 10 / 11, MBADI ROAD, VASAI DIST THANE 401202 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. 4089 /2302780	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Quantity	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. Piyush Maheshbhai Darji & Mr. Darshak Mahesh Darji - Residential Flat No. 402, 4th Floor, Building No SP- 93, "Poonam Complex 89-93 Co-op. Hsg. Soc. Ltd.", Shanti Park, Village - Penkar Pada, Mira Road (East), Thane - 401 107, State - Maharashtra, Country - India"

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

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

for Vastukala Consultants (I) Pvt Ltd

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. Piyush Maheshbhai Darji & Mr. Darshak Mahesh Darji**

Residential Flat No. 402, 4th Floor, Building No SP- 93, "Poonam Complex 89-93 Co-op. Hsg. Soc. Ltd.",
Shanti Park, Village - Penkar Pada, Mira Road (East), Thane – 401 107, State - Maharashtra, Country - India

Latitude Longitude - 19°16'45.1"N 72°51'56.1"E

Valuation Prepare for:
Cosmos Bank




Vasai (West) Branch

Maurya Shopping Centre, Shop No 16, Ground Floor, Ambadi Road, Navghar, Vasai (West) - 401 202,
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,
Chandivalli Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

Valuation Report of Residential Flat No. 402, 4th Floor, Building No SP- 93, "Poonam Complex 89-93 Co-op. Hsg. Soc. Ltd.", Shanti Park, Village - Penkar Pada, Mira Road (East), Thane – 401 107,

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 29.09.2023 for Bank Loan Purpose
2	Date of inspection	29.09.2023
3	Name of the owner/ owners	Mr. Piyush Maheshbhai Darji & Mr. Darshak Mahesh Darji
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	Address: Residential Flat No. 402, 4 th Floor, Building No SP- 93, "Poonam Complex 89-93 Co-op. Hsg. Soc. Ltd.", Shanti Park, Village - Penkar Pada, Mira Road (East), Thane – 401 107, State - Maharashtra, Country – India. Contact Person: Mr. Piyush Maheshbhai Darji (Owner) Contact No. 9029141206
6	Location, street, ward no	Shanti Park, Village - Penkar Pada, Mira Road (East), Thane – 401 107
	Survey/ Plot no. of land	Old Survey No. 215 (Part), New Survey No. 47 (Part) of Village Penkar Pada
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. = 377.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 380.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 456.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Shanti Park, Village - Penkar Pada, Mira Road (East), Thane – 401 107
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?	Seller 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 MBMC 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	₹ 11,000.00 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?	Information not available
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	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
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 Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2006 (As per Part

	year of completion	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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vasai (West) Branch to assess fair market value as on 29.09.2023 for Residential Flat No. 402, 4th Floor, Building No SP- 93, "**Poonam Complex 89-93 Co-op. Hsg. Soc. Ltd.**", Shanti Park, Village - Penkar Pada, Mira Road (East), Thane – 401 107, State - Maharashtra, Country - India belongs to **Mr. Piyush Maheshbhai Darji & Mr. Darshak Mahesh Darji.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 18.09.2023 Between Smt. Manoranjani H. Kotian & Mr. Dhiraj H. Kotian (The Transferors) & Mr. Piyush Maheshbhai Darji and Mr. Darshak Mahesh Darji (The Transferees).
2	Copy of Part Occupancy Certificate No. MNP / NR / 1161 / 2005 - 06 dated Not Visible issued by Mira Bhayander Municipal Corporation.

LOCATION:

The said building is located at Old Survey No. 215 (Part), New Survey No. 47 (Part) of Village Penkar Pada. The property falls in Residential Zone. It is at a walking distance 1.1 Km. from Mira Road station.

BUILDING:

The building under reference is having Stilt + 7th 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 building external condition is normal. The building is used for residential purpose. 4th Floor is having 4 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. The composition of residential amalgamated flat is Living Room + 1 Bedroom + Kitchen + W.C. + Bath + Passage (i.e., **1BHK + W.C. + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with solid flush doors, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

Valuation as on 29th September 2023

The Built-Up Area of the Residential Flat	:	456.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2006 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 Years
Cost of Construction	:	456.00 X 2,500.00 = ₹ 11,40,000.00
Depreciation $\{(100-10) \times 17 / 60\}$:	25.50%
Amount of depreciation	:	₹ 2,90,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 94,500.00 per Sq. M. i.e., ₹ 8,779.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 84,623.00 per Sq. M. i.e., ₹ 7,862.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,500.00 per Sq. Ft.
Value of property as on 29.09.2023	:	456.00 Sq. Ft. X ₹ 12,500.00 = ₹ 57,00,000.00

(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 29.09.2023	:	₹ 57,00,000.00 - ₹ 2,90,700.00 = ₹ 54,09,300.00
Total Value of the property	:	₹ 54,09,300.00
The Realizable value of the property	:	₹ 48,68,370.00
Distress value of the property	:	₹ 43,27,440.00
Insurable value of the property (456.00 X 2,500.00)	:	₹ 11,40,000.00
Guideline value of the property (As per Index II)	:	₹ 42,04,200.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4th Floor, Building No SP- 93, "Poonam Complex 89-93 Co-op. Hsg. Soc. Ltd.", Shanti Park, Village - Penkar Pada, Mira Road (East), Thane – 401 107, State - Maharashtra, Country - India for this particular purpose at ₹ 54,09,300.00 (Rupees Fifty Four Lakh Nine Thousand Three Hundred Only) as on 29th 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 29th September 2023 is ₹ 54,09,300.00 (Rupees Fifty Four Lakh



Nine Thousand Three 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

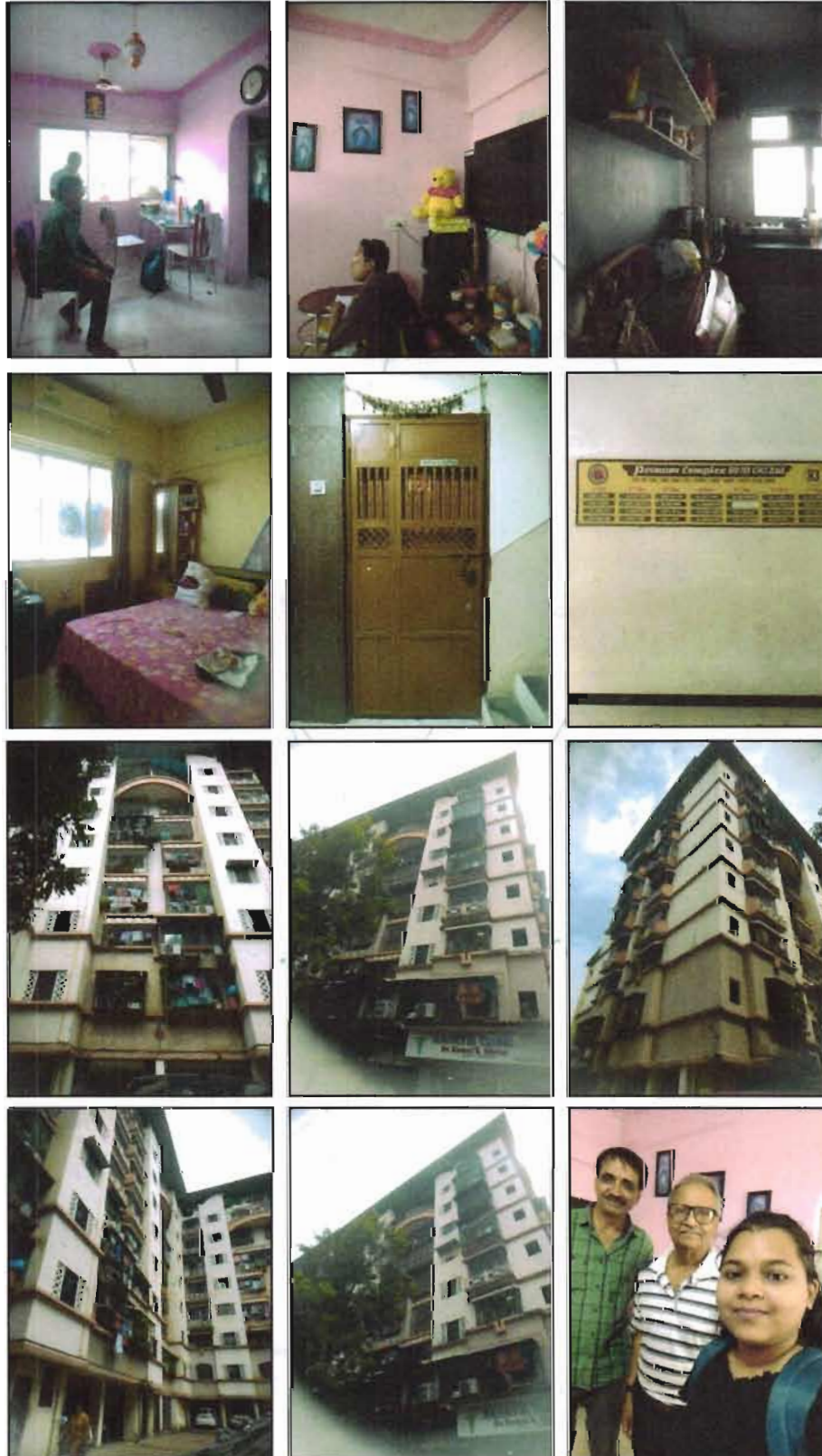
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

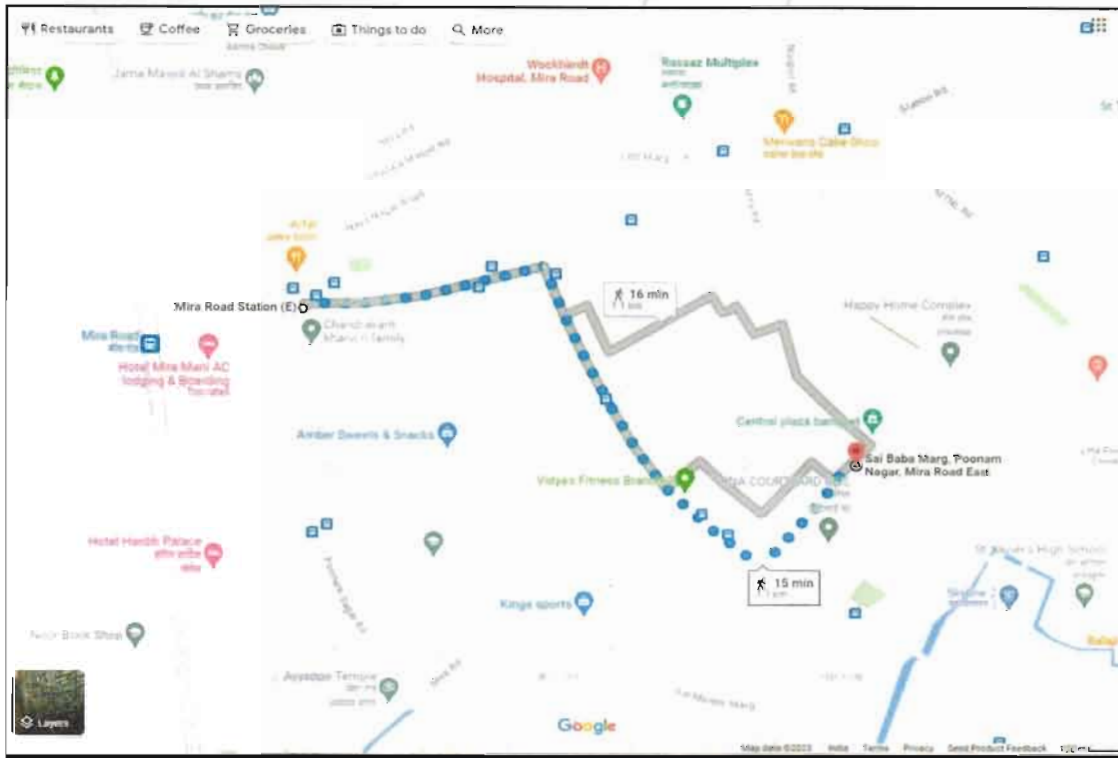
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3.	Year of construction	Year of Completion – 2006 (As per Part Occupancy Certificate)
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 shutters, Powder Coated Aluminum 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	Casing Capping 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	Not Provided
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



Route Map of the property

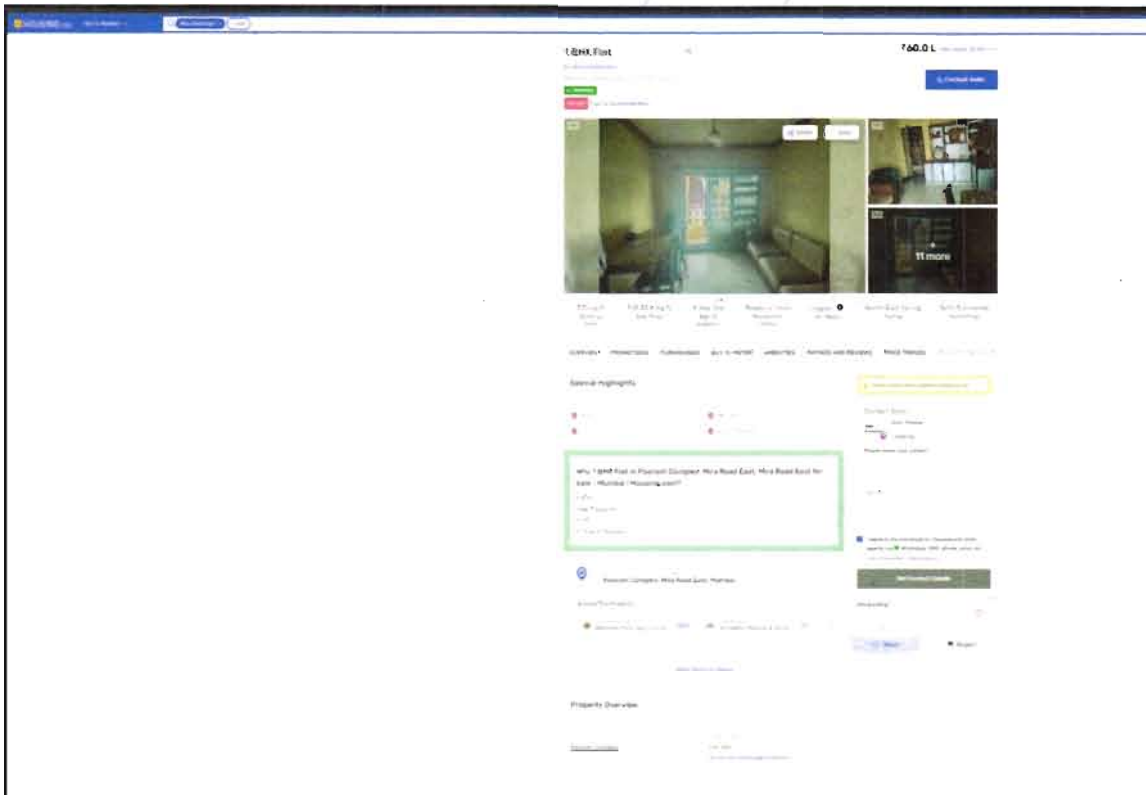
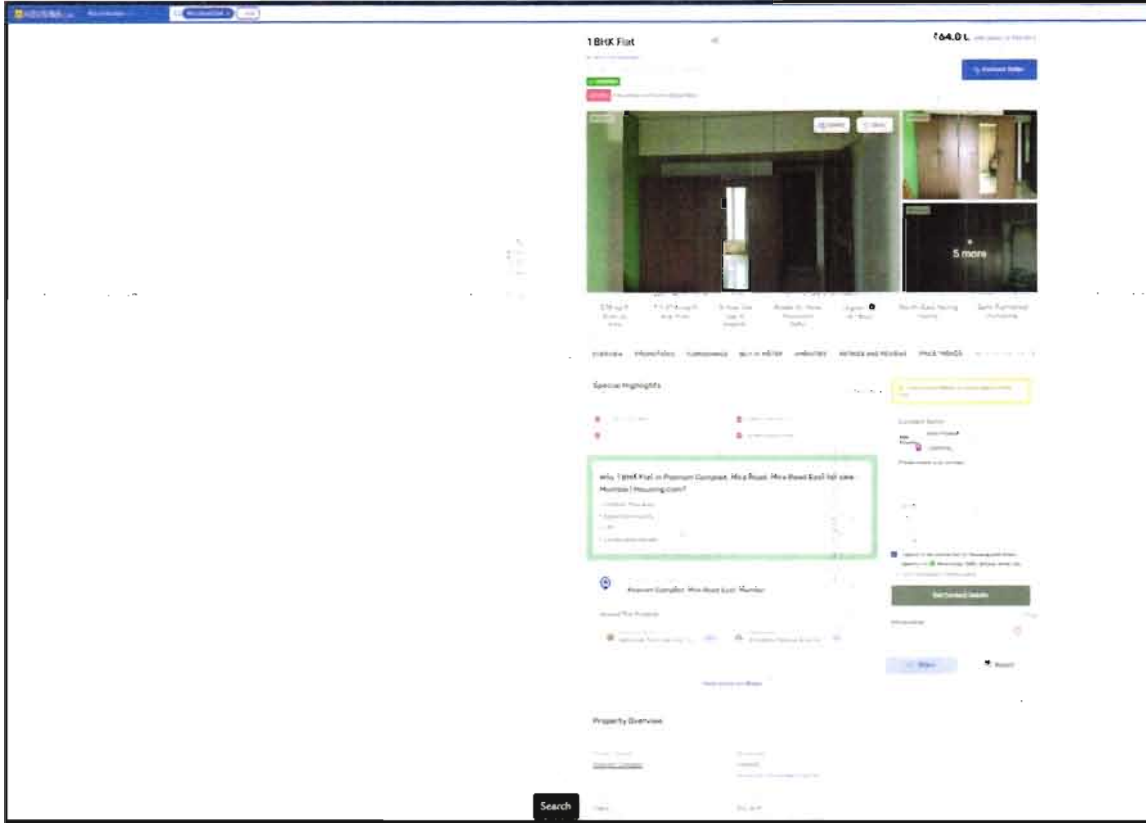
Site u/r



Latitude Longitude - 19°16'45.1"N 72°51'56.1"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 1.1 Km.)

Price Indicators



Sale Instances

सूची क्र. 1	
COSMOS 29-09-2023 Note: Generated Through e-Search Module For report please contact concern SRO Office.	
सुप्रीम कोर्ट कायदा क्र. 10 कायदा क्र. 3/19/2013 कोर्ट मुंबई	
ग्राहकचे नाव : पंगकररावराव	
वैयक्तिक माल	करदाता
1) मालिका	700000
2) कलम 54B अन्वयेत मालिका मालकीचे असलेले वॉलेट मॉडेल नं. 2000	613000
3) 5-मजला इमारत व 5 मजला पार्किंग	1) पोलिस नं. 2000/2013 अन्वयेत मालिका मालकीचे असलेले वॉलेट मॉडेल नं. 2000 2) पोलिस नं. 2000/2013 अन्वयेत मालिका मालकीचे असलेले वॉलेट मॉडेल नं. 2000
4) मालिका	528 चौ. फूट
5) मालिका	
6) मालिका	
7) मालिका	1) पोलिस नं. 2000/2013 अन्वयेत मालिका मालकीचे असलेले वॉलेट मॉडेल नं. 2000 2) पोलिस नं. 2000/2013 अन्वयेत मालिका मालकीचे असलेले वॉलेट मॉडेल नं. 2000
8) मालिका	1) पोलिस नं. 2000/2013 अन्वयेत मालिका मालकीचे असलेले वॉलेट मॉडेल नं. 2000 2) पोलिस नं. 2000/2013 अन्वयेत मालिका मालकीचे असलेले वॉलेट मॉडेल नं. 2000
9) मालिका	27/09/2013
10) मालिका	27/09/2013
11) मालिका	29/09/2013
12) मालिका	40000
13) मालिका	3000
14) मालिका	
मालिका	
मालिका	(i) within the limits of any Municipal Corporation or any Cantonment area assessed to a

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th 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.

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 ₹ 54,09,300.00 (Rupees Fifty Four Lakh Nine Thousand Three Hundred Only).

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., email=manojbaburaochalikwar@vastukala.com, c=IN
Date: 2019.08.28 10:30:44 +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

Think.Innovate.Create