

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-3003/23-24	Dated 20-Oct-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK -GOREGAON EAST BRANCH GOREGAON EAST BRANCH D Definity, Shop No. 95, Ground Floor No 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 004362/2303106	Delivery Note Date
	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 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			5,900.00

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

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

<p>Remarks: "Mr. Devendrakumar R. Yadav - Industrial Gala No. 118-A, 1st Floor, "Shubh Industrial Estate No. 1 Premises Co-op. Society Ltd.", Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar - 401 208, State - Maharashtra, Country - India." "</p> <p>Company's PAN : AADCV4303R</p> <p><u>Declaration</u> 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;">Company's Bank Details</p> <p>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: center;">for Vastukala Consultants (I) Pvt Ltd Asmita Rathod <small>Digitally signed by Asmita Rathod DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=asmita.rathod@vastukala.org, c=IN Date: 2023.10.11 10:04:45 +05'30'</small></p> <p style="text-align: right;">Authorised Signatory</p>
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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Devendrakumar R. Yadav**

Industrial Gala No. 118-A, 1st Floor, "**Shubh Industrial Estate No. 1 Premises Co-op. Society Ltd.**",
Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar – 401 208,
State – Maharashtra, Country – India.

Latitude Longitude - 19°24'33.4"N 72°51'19.4"E

Valuation Done for:

**Cosmos Bank
Goregaon (East) Branch**

D Definity, Shop No. 95, Ground Floor No 364, 3, Jay Prakash Nagar Road No. 3, Jay Prakash Nagar,
Goregaon (East), Mumbai - 400 063, 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 Industrial Gala No. 118-A, 1st Floor, "**Shubh Industrial Estate No. 1 Premises Co-op. Society Ltd.**", Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar – 401 208, 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 19.10.2023 for Bank Loan Purpose
2	Date of inspection	13.10.2023
3	Name of the owner/ owners	Mr. Devendrakumar R. Yadav
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Industrial Gala No. 118-A, 1 st Floor, " Shubh Industrial Estate No. 1 Premises Co-op. Society Ltd. ", Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India. Contact Person: Mr. Devendrakumar Yadav (Owner)
6	Location, street, ward no	Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar
7	Survey/ Plot no. of land	Survey No. 241, Hissa No. 1C of Village – Gokhivare
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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. = 640.00 Back Side Area in Sq. Ft. = 69.00 Loft Area in Sq. Ft. = 640.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 633.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 760.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar – 401 208.
14	If freehold or leasehold land	Details Not available
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
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per VVCMC 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	₹ 11,500.00 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 an Industrial Gala in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.



	up on, the basis of arriving at the land rate	
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (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.
	Remark: As per O.C it is approved for Ground + 1 st upper floor but as on site it is constructed Ground + 2 nd (part)upper floors. Check with revised O.C for confirmation, which please note.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 19.10.2023 for Industrial Gala No. 118-A, 1st Floor, "Shubh Industrial Estate No. 1 Premises Co-op. Society Ltd.", Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Mr. Devendrakumar R. Yadav**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 19.11.2015 Between Mr. Ashok M. Singh (the Transferor) and Mr. Devendrakumar R. Yadav (the Purchaser).
2	Copy of Occupancy Certificate No. CIDCO / VVSR / OC / BP-4199 / E / 72 dated 30.11.2009 issued by City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

LOCATION:

The said building is located at Survey No. 241, Hissa No. 1C of Village – Gokhivare, Vasai (East), Palghar. The property falls in Industrial Zone. It is at a travelling distance 5.4 Km. from Vasai railway station.

BUILDING:

The building under reference is having Ground + 2 (Part) 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 industrial purpose. 1st Floor is having 4 Industrial Gala. 2 Lifts provided in the building.

Industrial Gala:

The industrial gala under reference is situated on the 1st Floor. It consists of Single Unit + Toilet + Loft. The industrial gala is finished with Carpet Flooring & Cement flooring, M. S. Rolling Shutter, Conduit electrification & Open plumbing etc.

Valuation as on 19th October 2023

The Carpet Area of the Industrial Gala	:	633.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	14 Years
Cost of Construction	:	760.00 X 2,500.00 = ₹ 19,00,000.00
Depreciation $\{(100-10) \times 14 / 60\}$:	21.00%
Amount of depreciation	:	₹ 3,99,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 57,095.00 per Sq. M. i.e., ₹ 5,304.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 50,824.00 per Sq. M. i.e., ₹ 4,722.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 19.10.2023	:	633.00 Sq. Ft. X ₹ 7,000.00 = ₹ 44,31,000.00

(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 19.10.2023	:	₹ 44,31,000.00 - ₹ 3,99,000.00 = ₹ 40,32,000.00
Total Value of the property	:	₹ 40,32,000.00
The realizable value of the property	:	₹ 36,28,800.00
Distress value of the property	:	₹ 32,25,600.00
Insurable value of the property (760.00 X 2,500.00)	:	₹ 19,00,000.00
Guideline value of the property (760.00 X 4,722.00)	:	₹ 35,88,720.00

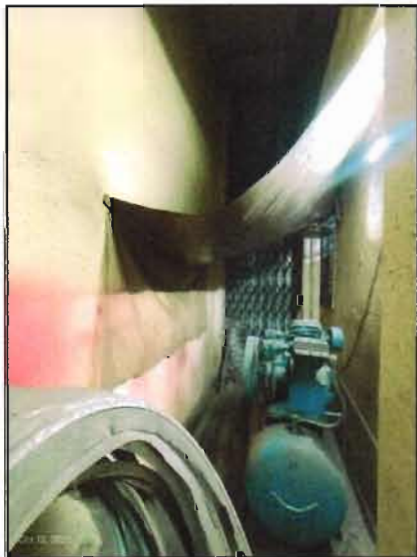
Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 118-A, 1st Floor, "Shubh Industrial Estate No. 1 Premises Co-op. Society Ltd.", Chinchpada, Waliv Road, Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India for this particular purpose at ₹ 40,32,000.00 (Rupees Forty Lakh Thirty Two Thousand Only) as on 19th October 2023.



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2nd (Part) Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Gala situated on 1 st Floor
3.	Year of construction	2009 (As per Occupancy Certificate)
4.	Estimated future life	46 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	M. S. Rolling Shutter
10.	Flooring	Carpet Flooring & Cement flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Conduit electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	2 Lift provided
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

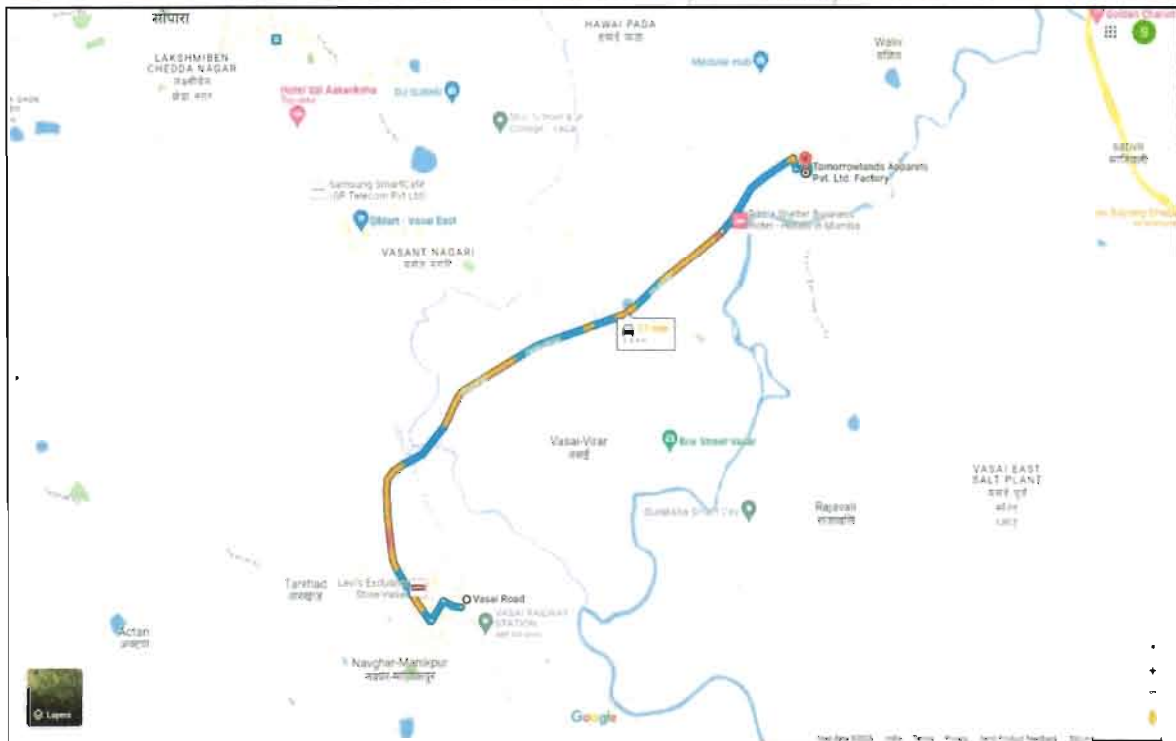
Actual site photographs



Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°24'33.4"N 72°51'19.4"E

Note: The Blue line shows the route to site from nearest railway station (Vasai – 5.4 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : GOKHIVARE						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation Class * C'		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
37	3	12300	57700	60100	73200	60100
Survey No. 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 56, 57, 67, 68, 69, 72, 74, 79, 85, 86, 87, 88, 89, 90, 109, 110, 111, 118, 119, 121, 219, 224, 229, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241 , 248, 250, 264, 265, 266, 271, 272, 273, 274, 279						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Gala	60,100.00			
Reduce by 5% at Gala Located on 1 st Floor	3,005.00			
Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)	57,095.00	Sq. Mt.	5,304.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,300.00			
The difference between land rate and building rate (A – B = C)	44,795.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	50,824.00	Sq. Mt.	4,722.00	Sq. Ft.

Valuation of Multistoried Industrial Unit

While Valuing Industrial gala in multistoried industrial building, value of industrial gala on 1st to 4th floor is to be reduced by 5% for each floor.

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th October 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 ₹ 40,32,000.00 (Rupees Forty Lakh Thirty Two Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=9822b62f2d35d034e059a2685513490f3d33d41311
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serialNumber=1135e164bdc09a002a55a8e03e031f1142e3
94c29c291327b6258c, cn=MANOJ BABURAO CHALIKWAR,
Date: 2023.10.20 11:13:59 +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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