

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	
		<b>PG-3273/23-24</b>	<b>7-Nov-23</b>	
		Delivery Note	Mode/Terms of Payment	
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27		Reference No. & Date.	Other References	
		Buyer's Order No.	Dated	
		Dispatch Doc No.	Delivery Note Date	
		<b>004919/2303406</b>		
		Dispatched through	Destination	
		Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	<b>CGST</b>			360.00
	<b>SGST</b>			360.00
Total				<b>₹ 4,720.00</b>

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. Yagnesh Jayprakash Mehta - Residential Flat No. 1,  
 1st Floor, "Gangai Co-Op. Hsg. Soc. Ltd.", Near Swami  
 Narayan Temple, Rajaji Path, Village - Ayre, Dombivli ( East),  
 Taluka – Kalyan, District - Thane, PIN Code - 421 201,  
 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 : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

**for Vastukala Consultants (I) Pvt Ltd**  
 Pooja Dagare  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Yagnesh Jayprakash Mehta**

Residential Flat No. 1, 1<sup>st</sup> Floor, "Gangai Co-Op. Hsg. Soc. Ltd.", Near Swami Narayan Temple, Rajaji Path,  
Village - Ayre, Dombivli (East), Taluka – Kalyan, District - Thane, PIN Code - 421 201,  
State – Maharashtra, Country – India.

*Think Innovate Create*  
Latitude Longitude - 19°12'56.0"N 73°05'03.4"E

### Valuation Prepared for:

**Cosmos Bank**

**Dombivli (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli ( East), Taluka Kalyan, District Thane,  
PIN Code - 400605, State - Maharashtra, Country - India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1, 1<sup>st</sup> Floor, "Gangai Co-Op. Hsg. Soc. Ltd.", Near Swami Narayan Temple, Rajaji Path, Village - Ayre, Dombivli (East), Taluka – Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Yagnesh Jayprakash Mehta**.

Boundaries of the property.

North	: Railway Track
South	: Internal Road
East	: Shree Swaminarayan Temple
West	: Om Suvati CHSL

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 **₹ 75,24,000.00 (Rupees Seventy Five Lakh Twenty Four Thousand 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.**

**Sharadkumar B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.11.07 13:39:27 +05'30'

Auth. Sign.



[www.vastukala.org](http://www.vastukala.org)

**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
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**Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
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[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

Valuation Report of Residential Flat No. 1, 1<sup>st</sup> Floor, "Gangai Co-Op. Hsg. Soc. Ltd.", Near Swami Narayan Temple, Rajaji Path, Village - Ayre, Dombivli (East), Taluka – Kalyan, District - Thane, PIN Code - 421 201, 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 07.11.2023 for Bank Loan Purpose
2	Date of inspection	28.10.2023
3	Name of the owner/ owners	<b>Mr. Yagnesh Jayprakash Mehta</b>
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	<b>Address:</b> Residential Flat No. 1, 1 <sup>st</sup> Floor, "Gangai Co-Op. Hsg. Soc. Ltd.", Near Swami Narayan Temple, Rajaji Path, Village - Ayre, Dombivli (East), Taluka – Kalyan & District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Mahendra Jadeja (Agent) Contact No. 9833942033
6	Location, street, ward no	Near Swami Narayan Temple, Rajaji Path, Village - Ayre, Dombivli (East), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	C.T.S. No. 8382 to 8387, 8460 & 8463 of Village – Ayre
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 687.00 Balcony Area in Sq. Ft. 79.00 Total Carpet Area in Sq. Ft. = 766.00 (Area as per Actual Site Measurement)

		<p><b>Built Up Area in Sq. Ft. = 930.00</b>  <b>Terrace Area in Sq. Ft. = 150.00</b>  <b>(Area as per Agreement)</b></p> <p><b>Total Built Up Area in Sq. Ft. = 990.00</b>  <b>(Area as per Agreement + 40% of Terrace)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Near Swami Narayan Temple, Rajaji Path, Village - Ayre, Dombivli (East), Taluka – Kalyan, District – Thane
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.
	<b>IMPROVEMENTS</b>	
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?	Vacant
	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 KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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	₹ 15,500.00 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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1999 (As per Building Completion 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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 07.11.2023 for Residential Flat No. 1, 1<sup>st</sup> Floor, "Gangai Co-Op. Hsg. Soc. Ltd.", Near Swami Narayan Temple, Rajaji Path, Village - Ayre, Dombivli (East), Taluka – Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Yagnesh Jayprakash Mehta**.

### We are in receipt of the following documents:

1.	Copy of Agreement for sale dated 03.11.2023 (7 pages from documents) between M/s. OM Enterprise (The Promoters) and Mr. Yagnesh Jayprakash Mehta (The Flat Purchaser)
2.	Copy of Building Completion Certificate No. KMP / NRV / CC / DOV / 33 Dated 20.04.1999 issued by Kalyan Dombivli Municipal Corporation.

### LOCATION:

The said building is located at C.T.S. No. 8382 to 8387, 8460 & 8463 of Village – Ayre of Kalyan Dombivli Municipal Corporation. The property falls in Residential Zone. It is at a walkable distance 300M. from Dombivli railway station.

### BUILDING:

The building under reference is having Ground + 3 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 is used for residential purpose. 1<sup>st</sup> Floor is having 3 Residential Flat. The building is without lift.

**Residential Flat:**

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 2 Bedrooms + Living Room + 2 Toilets + Passage + Balcony (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows, Concealed & Casing Capping electrification & plumbing etc.

**Valuation as on 7<sup>th</sup> November 2023**

<b>The Built Up Area of the Residential Flat</b>	:	<b>990.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1999 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	24 Years
Cost of Construction	:	990.00 X 2,500.00 = ₹ 24,75,000.00
Depreciation $\{(100-10) \times 24 / 60\}$	:	36.00%
Amount of depreciation	:	₹ 8,91,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,220.00 per Sq. M. i.e. ₹ 5,966.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 55,407.00 per Sq. M. i.e. ₹ 5,147.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft.
<b>Value of property as on 07.11.2023</b>	:	<b>990.00 Sq. Ft. X ₹ 8,500.00 = ₹ 84,15,000.00</b>

(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)

<b>Depreciated fair value of the property as on 07.11.2023</b>	:	<b>₹ 84,15,000.00 - ₹ 8,91,000.00 = ₹ 75,24,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 75,24,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 67,71,600.00</b>
<b>Distress value of the property</b>	:	<b>₹ 60,19,200.00</b>
<b>Insurable value of the property (990 X 2,500.00)</b>	:	<b>₹ 24,75,000.00</b>
<b>Guideline value of the property (990 X 5,147.00)</b>	:	<b>₹ 50,95,530.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1, 1<sup>st</sup> Floor, "Gangai Co-Op. Hsg. Soc. Ltd.", Near Swami Narayan Temple, Rajaji Path, Village - Ayre, Dombivli (East),



Taluka – Kalyan & District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India for this particular purpose at **₹ 75,24,000.00 (Rupees Seventy Five Lakh Twenty Four Thousand Only)** as on **07<sup>th</sup> November 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 **07<sup>th</sup> November 2023** is **₹ 75,24,000.00 (Rupees Seventy Five Lakh Twenty Four Thousand 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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An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)

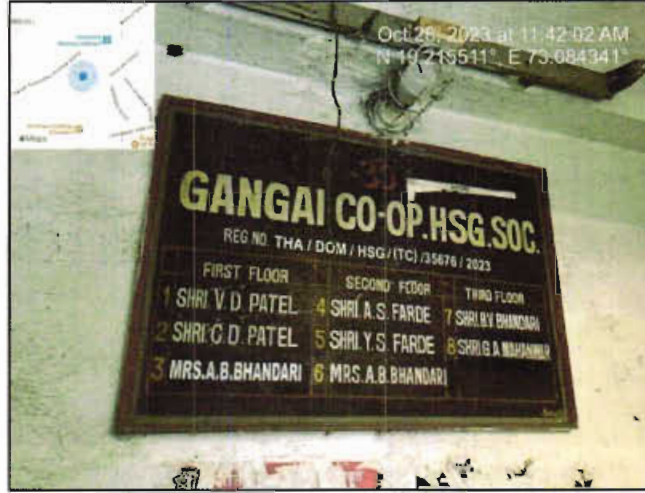




## Actual site photographs



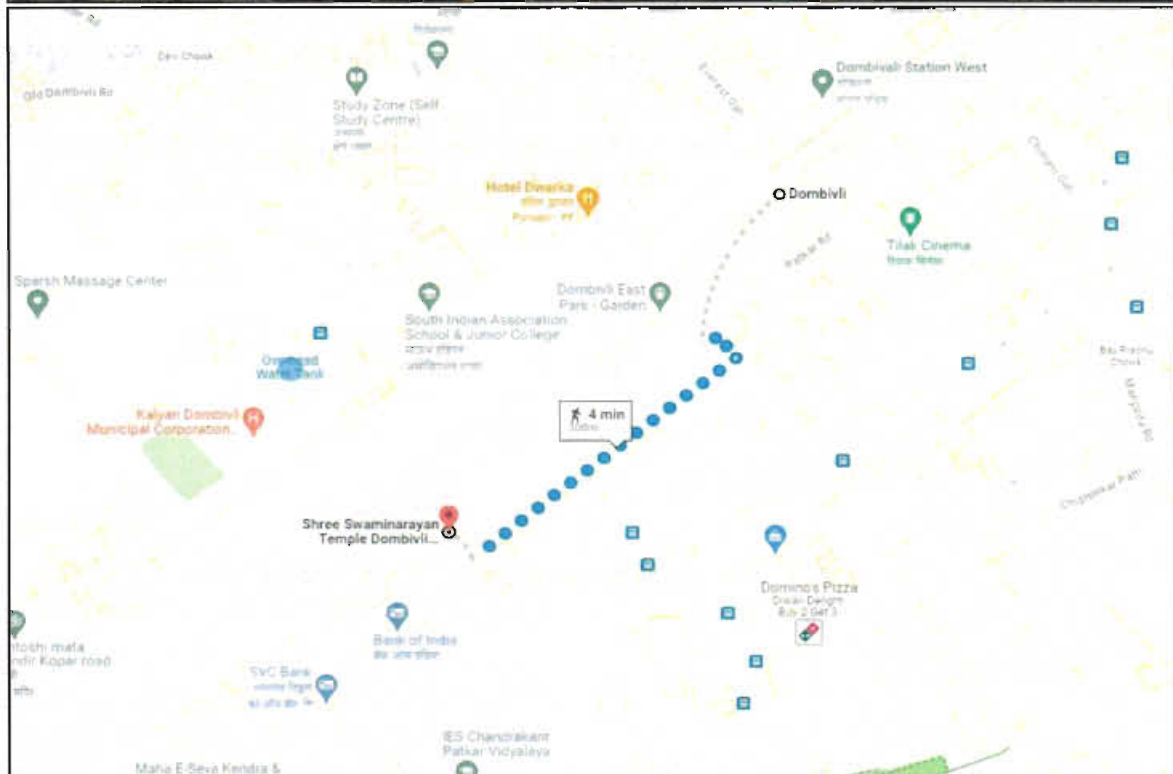
## Actual site photographs



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## Route Map of the property

Site u/r



Latitude Longitude - 19°12'56.0"N 73°05'03.4"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 300 M.)

## Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	67,600.00			
Reduced by 5% on Flat Located on 1 <sup>st</sup> Floor	3,380.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>64,220.00</b>	<b>Sq. Mtr.</b>	<b>5,966.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	27,500.00			
The difference between land rate and building rate (A – B = C)	36,720.00			
Depreciation Percentage as per table (D) [100% - 24%] (Age of the Building – 24 Years)	76%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>55,407.00</b>	<b>Sq. Mtr.</b>	<b>5,147.00</b>	<b>Sq. Ft.</b>

### **Building not having lift**

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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

The screenshot shows a property listing on Housing.com. The property is located at Swami Narayan Sumitra Heights, Vishnu Nagar, Dombivli West, Thane. The listing includes a navigation menu with options like Overview, Promotions, Amenities, Ratings and Reviews, Price Trends, Locality, Project Q&A, Developer, and Call. The property details are as follows:

Property Name	Address
Swami Narayan Sumitra Heights	No Charge
Price	₹92.0 L
Carpet Area	950 sq.ft
Bedrooms	2
Bathrooms	1
Parking	1 Covered and 1 Open Parking
Completion	17 days ago

Additional features include: Kitchen Spice, Shopping FF Chambers, and a 24x7 Security. The listing also shows a 'Contact Seller' section with a sales team contact number (+9177000...) and a 'Get Contact Details' button. There are also options to 'Share' and 'Report' the listing.

The screenshot shows a property listing on 99acres. The property is a 2BHK 1Bath unit priced at ₹75 Lac. The listing includes a navigation menu with options like Overview, Owner Details, Recommendations, and Articles. The property details are as follows:

Price	Configuration
₹75 Lac	2BHK 1Bath
₹75,00,000	

Additional features include: Carpet area 480 sq.ft, 2 Bedrooms, 1 Bathroom, 1st Floor, 17.48 Floor, and 10+ Year Old. The listing also shows a 'Places nearby' section with locations like Shiv Raj Mandir, Kall Masjid, Anand Nursing Home, Shree Multiphasity Hospital, and Anush Hospital. There are also options to 'Share' and 'Report' the listing.





### 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 ₹ 75,24,000.00 (Rupees Seventy Five Lakh Twenty Four Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.11.07 13:39:49 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Cosmos Emp. No. H.O./Credit/67/2019-20

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