

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-4166/23-24	8-Jan-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
	Buyer's Order No.	Other References
	Buyer (Bill to)	Dated
COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST,4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	006016/2304400	
	Dispatched through	Destination
	Terms of Delivery	

SI 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:
 006016/2304400 Shri. Sunil Mohan Naik -
 Residential Flat No. A/304, 3rd Floor, Wing - A, "Shree Siddhi Apartment", Village - Chedani, Taluka & District - Thane, PIN - 400 603, 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

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 08-01-2024 15:58:50</small> Authorised Signatory
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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: **Shri. Sunil Mohan Naik**

Residential Flat No. A/304, 3rd Floor, Wing - A, "Shree Siddhi Apartment", Village - Chedani,
Taluka & District – Thane, PIN – 400 603, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'58.4"N 72°58'40.0"E

Valuation Prepared for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),
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, 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

Vastu/Mumbai/01/2024/6016/2304400
08/12-102-PRRJ
Date: 08.01.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. A/304, 3rd Floor, Wing - A, "Shree Siddhi Apartment", Village - Chedani, Taluka & District – Thane, PIN – 400 603, State – Maharashtra, Country – India belongs to **Shri. Sunil Mohan Naik**.

Boundaries of the property.

North : Datta Mandir Road
South : Wing - B
East : Rajlaxmi Society
West : Datta Mandir Road

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 **₹ 38,02,400.00 (Rupees Thirty-Eight Lakh Two Thousand Four Hundred 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.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 16:17:42 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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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 Residential Flat No. A/304, 3rd Floor, Wing - A, "Shree Siddhi Apartment", Village - Chedani,
Taluka & District – Thane, PIN – 400 603, 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 08.01.2024 for Banking Purpose
2	Date of inspection	31.12.2023
3	Name of the owner/ owners	Shri. Sunil Mohan Naik
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: Residential Flat No. A/304, 3 rd Floor, Wing - A, "Shree Siddhi Apartment", Village - Chedani, Taluka & District – Thane, PIN – 400 603, State – Maharashtra, Country – India. Contact Person: Mr. Sunil Mohan Naik (Owner) Mobile No. 9821052197
6	Location, street, ward no	Village - Chedani, Taluka & District – Thane, PIN – 400 603
	Survey/ Plot no. of land	Survey No. 7 & City Survey No. 1967 of Village – Chedani
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. = 398.00 Cup Board Area in Sq. Ft. = 17.00 Total Carpet Area in Sq. Ft. = 415.00 (Area as per Actual Site Measurement of Flat No. 304 & Half portion of Flat No. 303) Built Up Area in Sq. Ft. = 400.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Village - Chedani, Taluka & District – Thane, PIN –

	abutting	400 603
14	If freehold or leasehold land	Leasehold
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	As per Agreement
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 TMC 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	₹ 8,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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 Site

	year of completion	Information)
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 site visit, half portion of Flat No. 303 included in Flat No. 304. Hence, we have considered Built Up Area mentioned in the Agreement for Sale of Flat No. 304 for valuation.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on **08.01.2024** for Residential Flat No. A/304, 3rd Floor, Wing - A, "**Shree Siddhi Apartment**", Village - Chedani, Taluka & District – Thane, PIN – 400 603, State – Maharashtra, Country – India belongs to **Shri. Sunil Mohan Naik**.

We are in receipt of the following documents:

1	Copy Agreement for Sale dated 22.08.2005 between M/s. K.K. Constrictions (The Builder's) and Shri. Sunil Mohan Naik (The Purchaser).
2	Copy of Commencement Certificate V.P No. 03 / 987 / TMC / TDD / 1650 dated 12.08.2004 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 7 & City Survey No. 1967 of Village – Chedani, Taluka & District – Thane, PIN Code – 400 603, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a walking distance 750 Mtrs. from Thane railway station.

BUILDING:

The building under reference is having Ground + 4 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. 3rd Floor is having 3 Residential Flat. The building is having No lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. **As per site visit, half portion of Flat No. 303 included in Flat No. 304.** Hence, the current composition of Flat is 1 Bedroom + Living Room + Kitchen + Bath + W.C. + Passage + Cupboard Area (i.e., **1 BHK + Bath + W.C.**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters door, Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 08th January 2024

The Built-up Area of the Residential Flat	:	400.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 years
Cost of Construction	:	400.00 Sq. Ft. X ₹ 2,200.00 = ₹ 8,80,000.00
Depreciation $\{(100-10) \times 18\}/60$:	27.00%
Amount of depreciation		₹ 2,37,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 98,430.00 per Sq. M. i.e., ₹ 9,144.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 87,949.00 per Sq. M. i.e., ₹ 8,171.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,100.00 per Sq. Ft.
Value of property as on 08.01.2024	:	400.00 Sq. Ft. X ₹ 10,100.00 = ₹ 40,40,000.00

(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 08.01.2024	:	₹ 40,40,000.00 - ₹ 2,37,600.00 = ₹ 38,02,400.00
Total Value of the property	:	₹ 38,02,400.00
The realizable value of the property	:	₹ 34,22,160.00
Distress value of the property	:	₹ 30,41,920.00
Insurable value of the property (400.00 X 2,000.00)	:	₹ 8,80,000.00
Guideline value of the property (400.00 X 8,171.00)	:	₹ 32,68,400.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/304, 3rd Floor, Wing - A, "Shree Siddhi Apartment", Village - Chedani, Taluka & District – Thane, PIN – 400 603, State – Maharashtra, Country – India for this particular purpose at **₹ 38,02,400.00 (Rupees Thirty Eight Lakh Two Thousand Four Hundred Only)** as on **08th January 2024**.

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 **08th January 2024 is ₹ 38,02,400.00 (Rupees Thirty Eight Lakh Two Thousand Four 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

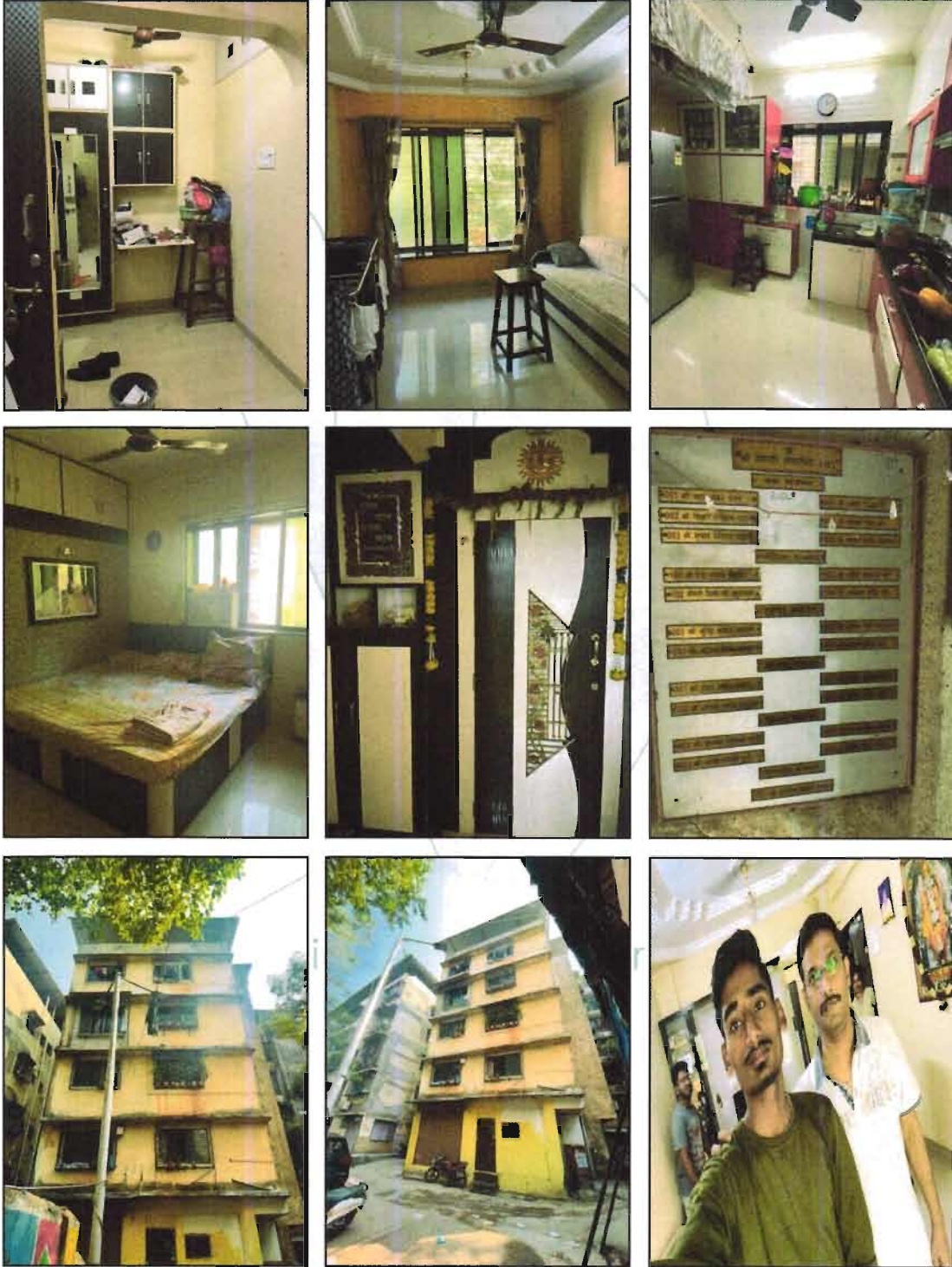
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1**Technical details Main Building**

1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3.	Year of construction	2006 (As per Site Information)
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

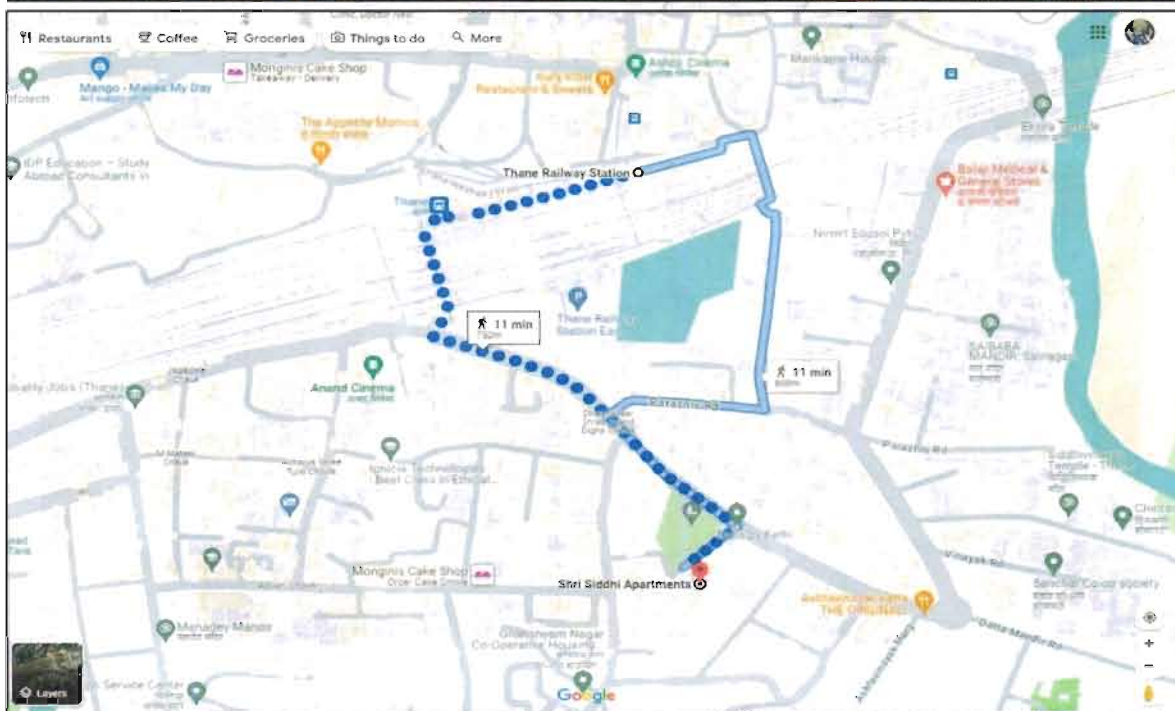
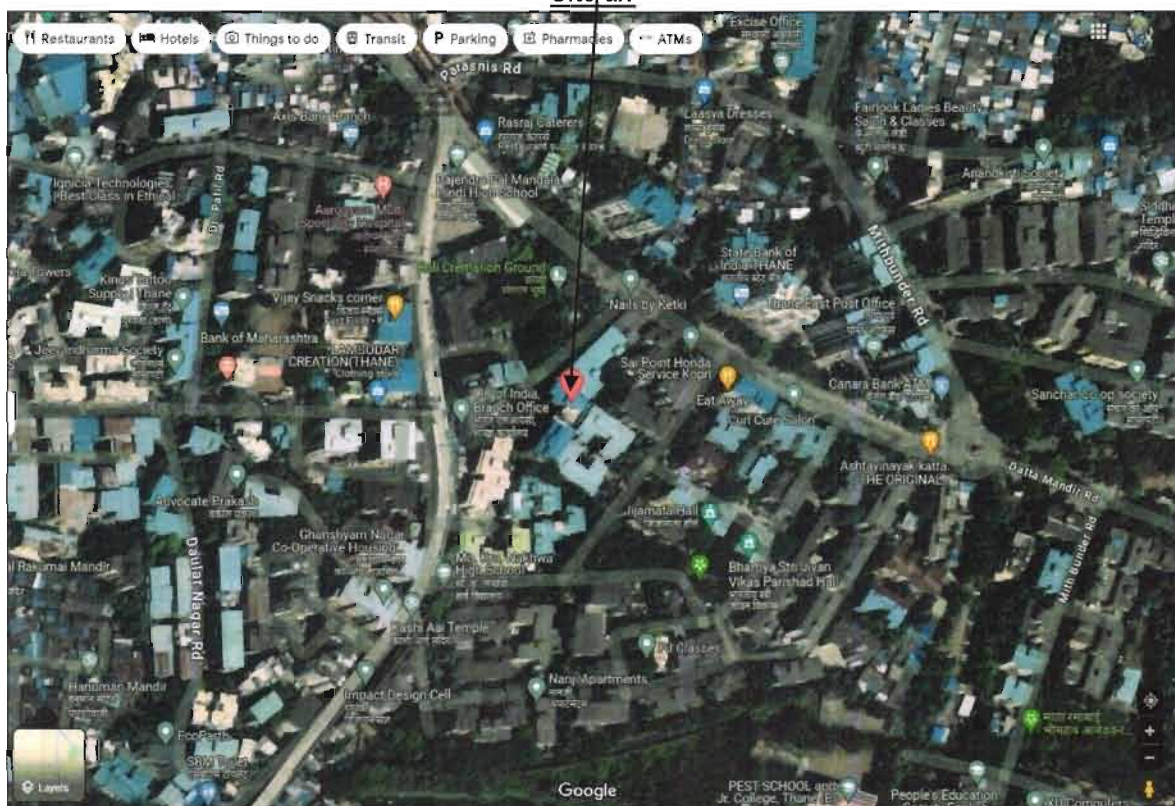
9	Doors and Windows	Teak wood door frame with flush door. Aluminium Sliding Windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	No 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	Chelurid tiles 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°10'58.4"N 72°58'40.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 750 Mtrs.)



Think.innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
40200	115800	132900	144800	132900	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,15,800.00			
Reduced by 15% on Flat Located on 3 rd Floor	17,370.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	98,430.00	Sq. Mtr.	9,144.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	40,200.00			
The difference between land rate and building rate (A – B = C)	58,230.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
Rate to be adopted after considering depreciation [B + (C x D)]	87,949.00	Sq. Mtr.	8,171.00	Sq. Ft.

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th January 2024**

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 neighbourhood 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 **₹ 38,02,400.00 (Rupees Thirty Eight Lakh Two Thousand Four Hundred Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 16:18:16 +05'30'

Auth. Sign.

Think.Innovate.Create