

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-2892/23-24	Dated 13-Oct-23
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004127/2302981	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 %	7,000.00
	CGST			630.00
	SGST			630.00
Total				8,260.00

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

Indian Rupee Eight Thousand Two Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	7,000.00	9%	630.00	9%	630.00	1,260.00
Total			630.00		630.00	1,260.00

Tax Amount (in words) : **Indian Rupee One Thousand Two Hundred Sixty Only**

Remarks:
 Mrs. Krishna Sravani Cherukuni - Industrial Land & Building on Plot No. PAP – A - 209, "Trans Thane Creek Industrial Area", M.I.D.C., Village – Mahape, Taluka & District – Thane, PIN – 400 710, 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

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Borrower A/c: **M/s. Sri Packaging**

Name of Owner: **Mrs. Krishna Sravani Cherukuri**

Industrial Land & Building on Plot No. PAP – A - 209, “**Trans Thane Creek Industrial Area**”, M.I.D.C.,
Village – Mahape, Taluka & District – Thane, PIN – 400 710, State – Maharashtra, Country – India

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Latitude Longitude - 19°07'04.4"N 73°01'23.7"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opp. Deodhar Hospital, Naupada, 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,
Chandvail Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing **Industrial Land & Building** on Plot No. PAP – A - 209, “**Trans Thane Creek Industrial Area**”, M.I.D.C., Village – Mahape, Taluka & District – Thane, PIN – 400 710, State – Maharashtra, Country – India belongs to **Mrs. Krishna Sravani Cherukuri**.

Boundaries of the property.

North	: Plot No. A – 377
South	: Road
East	: Plot No. PAP – A – 208
West	: Plot No. PAP – A - 210

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 as below –

Particulars	Value (₹)
Fair Market Value	64,55,418.00
Realizable Value	58,09,876.00
Distress Sale Value	51,64,334.00
Insurance Value	13,59,456.00

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 BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=adrh,
2.5.4.20=96222b6e9f6c354c03e0d99e26869913490c7e33d413331
5279b17e1825452, postalCode=400069, st=Maharashtra,
serialNumber=414564566ab8c994662a55a8fca3fab31b1b2497f4
a282a29e377b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.13 12:34:53 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

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 :

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Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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mumbai@vastukala.org



	amount for which it is insured and the annual premium	
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?	As per M.I.D.C. norms
	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
39	Land rate adopted in this valuation	₹ 50,000.00 Per Sq. M.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	Online Price Indicators, Location, development of surrounding area, type of land and construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	2018 (As per Building Completion Certificate)
42	What was the method of construction, by contract / By employing Labour directly / both?	Information Not available
43	For items of work done on contract, produce copies of agreements	Information Not available
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information Not available

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on **13th October 2023** for **Industrial Land & Building** on Plot No. PAP – A - 209, "**Trans Thane Creek Industrial Area**", M.I.D.C., Village – Mahape, Taluka & District – Thane, PIN – 400 710, State – Maharashtra, Country – India belongs to **Mrs. Krishna Sravani Cherukuri**.

We are in receipt of the following documents:

1.	Copy of Lease Deed (7 pages from the document) dated 13.02.2019 b/w. M.I.D.C. (the Lessor) AND Mrs. Krishna Sravani Cherukuri (the Lessee)
2.	Copy of Order dated 13.02.2019 issued by M.I.D.C.
3.	Copy of Occupancy Certificate No. EE/ MHP II/ Plot No. PAP – A - 209 / IFMS / D49434 dated 17.10.2018 issued by M.I.D.C.
4.	Copy of Building Completion Certificate No. EE/ MHP II/ Plot No. PAP – A - 209 / IFMS / D49434 dated 17.10.2018
5.	Copy of Burglary Insurance Policy, Policy No. OG – 23 – 1104 – 4010 – 00000832, Issue Date – 20.03.2023, Valid upto 15.03.2024 issued by Bajaj Allianz General Insurance Company Ltd., Insurance Amount – ₹ 2,25,00,000/-
6.	Copy of M.I.D.C. Letter No. DE / MHP (C) / PAP – A – 209 / IFMS / C86809 / 18 dated 27.08.2018 for approval of Fresh Engineering Workshop Building & drainage plans
7.	Copy of Approved Building Plan digitally signed by Yashwant K Meshram dated 27.08.2018, 17:32:54 +05'30'

	Type of construction	
17	No. of lifts and capacity	No Lift
18	Underground sump – capacity and type of construction	R.C.C.
19	Over-head tank Location, capacity Type of construction	R.C.C.
20	Pumps- no. and their horse power	Information not available
21	Roads and paving within the compound approximate area and type of paving	Concrete cement finish in open spaces, etc.
22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to M.I.D.C. sewer line
23	General Remarks	
	<p>1. <u>For the purpose of valuation, we have considered the plot area as per lease deed / approved building plan.</u></p> <p>2. <u>As per site inspection, the building is Ground + 3 Upper floors. But as per approved building plan / Building completion Certificate, the building is Ground + 2 Upper floors. For the purpose of valuation, we have considered the construction area as per approved building plan / Building completion Certificate.</u></p>	

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Actual site photographs

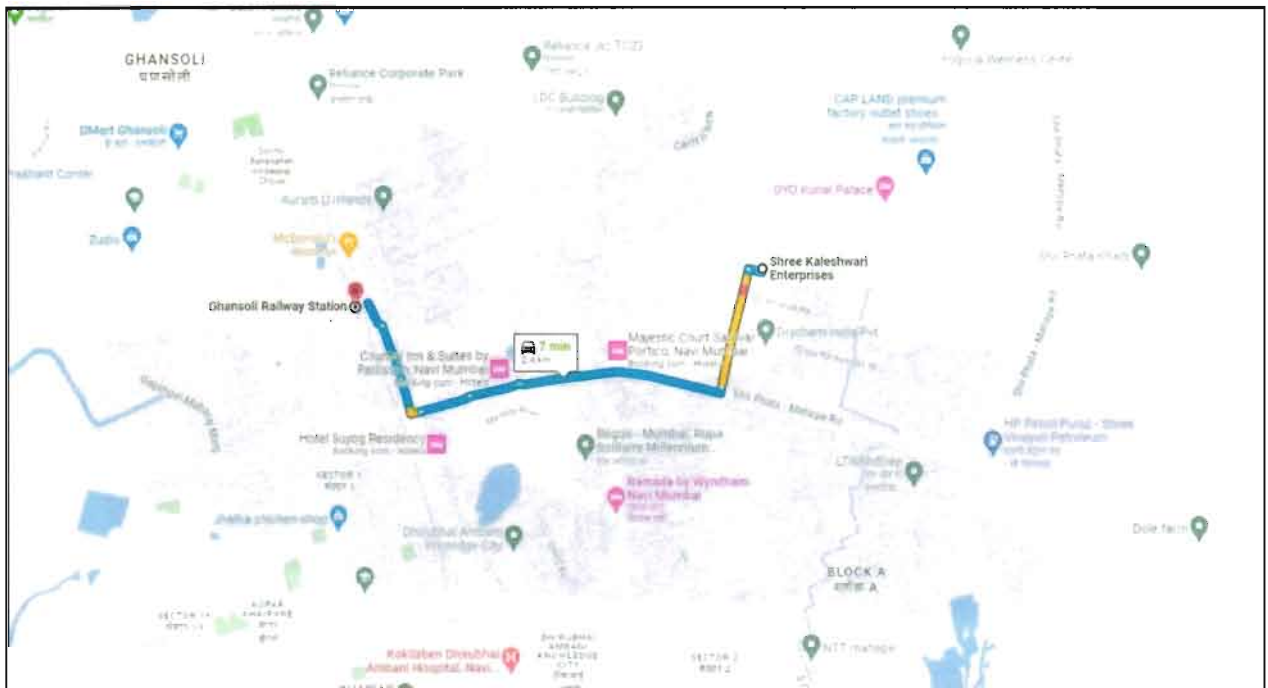
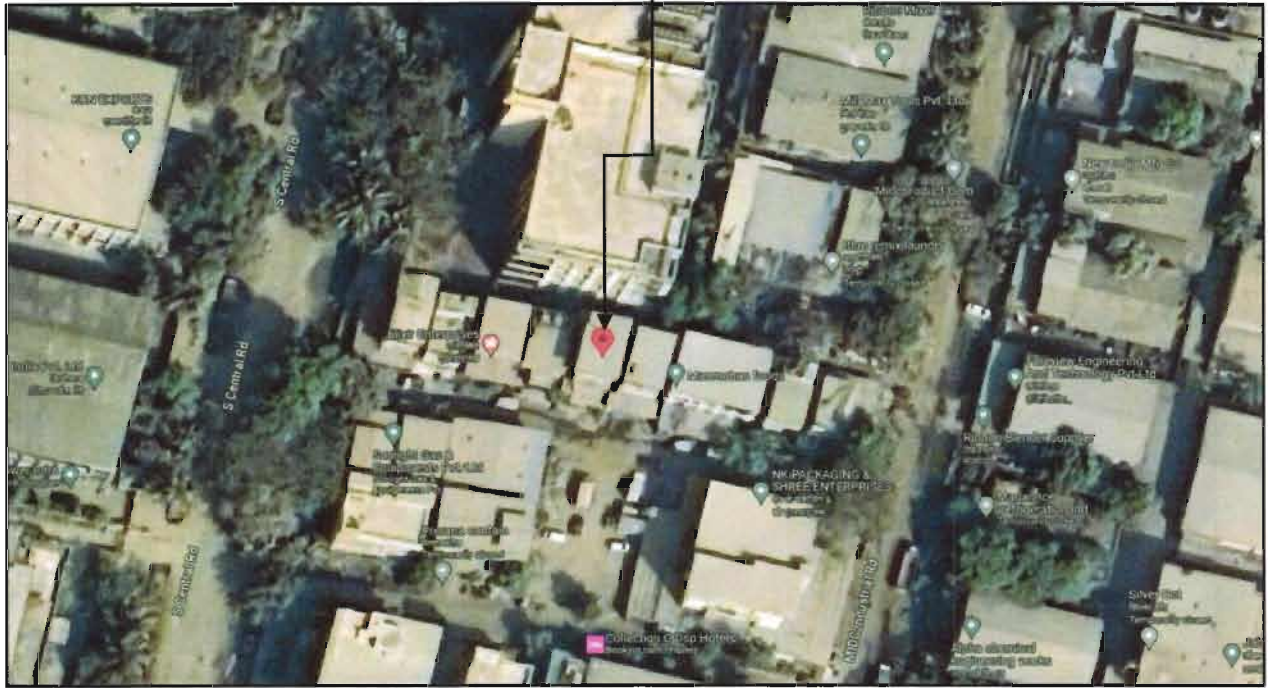


Actual site photographs



Route Map of the property

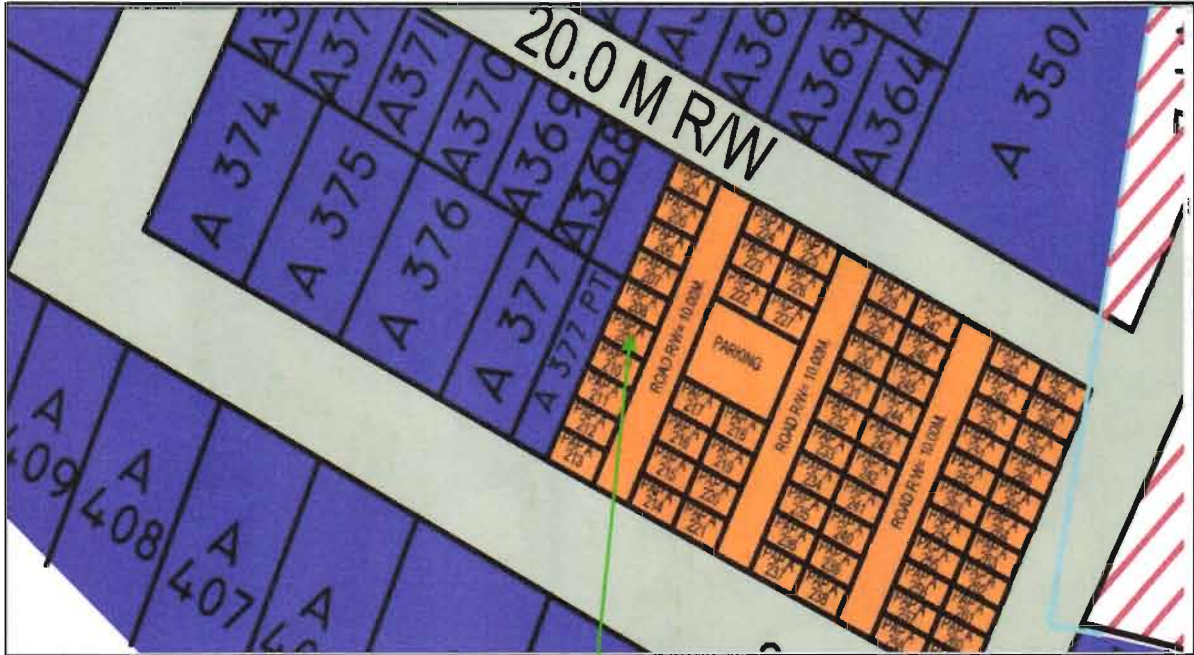
Site u/r



Latitude Longitude - 19°07'04.4"N 73°01'23.7"E

Note: The Blue line shows the route to site from nearest Railway Station (Ghansoli – 2.4 KM.)

M.I.D.C. MAP



M.I.D.C. CIRCLE RATE

Regional Office	<input type="text" value="Mahape"/>	Industrial Area	<input type="text" value="TTC INDL. AREA"/>	<input type="button" value="Search"/>								
TTC INDL. AREA												
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Basic Information</td> <td style="width: 25%;">City Information</td> <td style="width: 25%;">Location Details</td> <td style="width: 25%;">Contact Us</td> </tr> <tr> <td>Clients</td> <td>Infrastructure</td> <td>Plots/Sheds Available</td> <td>Industrial Maps</td> </tr> </table>					Basic Information	City Information	Location Details	Contact Us	Clients	Infrastructure	Plots/Sheds Available	Industrial Maps
Basic Information	City Information	Location Details	Contact Us									
Clients	Infrastructure	Plots/Sheds Available	Industrial Maps									
Objective : To Promote Industrial Growth.												
Industry Category : Major industrial area												
<p>TTC Industrial Area developed in the year 1965, admeasures about 2333 Hect. with around 4997 nos. of plots and various industrial units likè Engineering, Chemical, Pharmaceutical, Petroleum, Electronics and Information Technology are established. The total area notified is 1929.79 Hect. (private land) and 539.25 Hect. (Govt. land) out of which the MIDC acquired private land admeasuring 1887.76 Hect. and Govt. land admeasuring 454.51 Hect. and total land under possession is 2333 Hect. The various Industrial, Commercial, Residential, Built-up Sheds, PAP/Stall plots allotted in TTC Industrial Area are above 5000. The roads including storm water drains & streetlights in the area, except water supply & drainage collection system are handed over to NNMC in the year 2004.</p>												
Land Rates												
<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Industrial Plots per sq. mtr</td> <td style="width: 30%;">: 25108</td> </tr> <tr> <td>Commercial Plots per sq. mtr</td> <td>: 75323</td> </tr> <tr> <td>Residential Plots per sq. mtr</td> <td>: NA</td> </tr> </table>					Industrial Plots per sq. mtr	: 25108	Commercial Plots per sq. mtr	: 75323	Residential Plots per sq. mtr	: NA		
Industrial Plots per sq. mtr	: 25108											
Commercial Plots per sq. mtr	: 75323											
Residential Plots per sq. mtr	: NA											
NOTE :												

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Price Indicators

magicbricks
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₹ 4.30 Cr EMI - ₹194L | [Get Loan offers from 34+ banks](#)

Industrial Land For Sale In [Mahape, Navi Mumbai](#) | [View on map](#)

NMMC Approved 1 Floor allowed

Plot Area 600 sqm ▾	Dimensions(L X B) 20 X 30	Any Construction Done Yes
Boundary Wall Yes	Type Of Ownership Leasehold	Overlooking Main Road
Transaction Type Resale		

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

magicbricks
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Get priority access & benefits with MB Prime
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹ 3.0 Cr EMI - ₹139L | [Can I afford it?](#)

Industrial Land For Sale In [Mahape, Navi Mumbai](#) | [View on map](#)

3 Floors allowed

Plot Area 7985 sqft ▾	Dimensions(L X B) 40 X 199.63	No Of Open Sides 2
Any Construction Done No	Boundary Wall No	Transaction Type Resale

Contact Owner
Get Phone No.

👤 Last contact made 1 day ago

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th October 2023**.

The term **Fair Market 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.

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=9122b60ffcd35dc03e0c59e20865913490c9d33d4133
3115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=11a56a5d6ab8cc99d6b2a55a8f0c3fcb31f31bd2
a394a282a79a327b6c52b4c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.12 12:35:17 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763