

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	MUM/2324/SEP/069	9-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank - Ghatkopar Ghatkopar West Branch Shop No-73, P.T.-4, Meera Sagar Building, Plot No-958, Navroji Ln, Opposite Param Keshav Baug Hall, Vidyavihar, Ghatkopar West, Mumbai, Maharashtra 400086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	2934 /2302467	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	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			450.00		450.00	900.00

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

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

Remarks:
 Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari - Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai - 400086, 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

for VASTUKALA CONSULTANTS (I) PVT LTD

Gitanjali Kulaye

Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

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. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari**

Commercial Shop No. 6, Ground Floor, "**Parvati Heritage**", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd.,
Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India.

Latitude Longitude - 19°04'56.5"N 72°54'01.3"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),
Mumbai – 400 086, 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,
Chandivai Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd.,
Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai – 400086, 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 09.09.2023 for Bank Loan Purpose
2	Date of inspection	04.08.2023
3	Name of the owner/ owners	Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership (Details of ownership share not available)
5	Brief description of the property	Address: Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India. Contact Person: Mr. Siraj (Carpenter)
6	Location, street, ward no	Bhuva Wadi, Cama Lane, Ghatkopar (West)
	Survey/ Plot no. of land	C.T.S. No. 688 to 703 of Village – Ghatkopar – Kiroli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum Commercial 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. = 292.00 Loft Area in Sq. Ft. = 280.00 Total Carpet Area in Sq. Ft. = 572.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 280.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 336.00 (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	Bhuva Wadi, Cama Lane, Ghatkopar (West)
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?	Vacant under renovation
	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 MCGM 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	₹ 5,000.00 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 Commercial Shop 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 – 2012 (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.
<p>Remark:</p> <p>1. As per site inspection, renovation work was in progress.</p> <p>2. Loft area found at site. We have not considered the loft area for valuation purpose as same has not been mentioned in the agreement and also approved building plan for the same is not available for verification.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 09.09.2023 for Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India belongs to **Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari.**

We are in receipt of the following documents:

1	Copy of Deed of Transfer dated 06.09.2023 between Mr. Virendra Omprakash Singh & Mr. Arvind Omprakash Singh (the Transferors) AND Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari (the Transferees).
2	Copy of Society NOC dated 05.09.2023
3	Copy of Share Certificate No. 040 bearing Nos. 391 to 400 having 10 Shares of ₹ 50/- each dated 04.09.2023 in the name of Mr. Virendra Omprakash Singh & Mr. Arvind Omprakash Singh issued by Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd.
4	Copy of Part Occupancy Certificate No. CE / 5970 / BPES / AN dated 06.09.2012 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at C.T.S. No. 688 to 703 of Village – Ghatkopar – Kiroal, Taluka – Kurla, District – Mumbai Suburban. The property falls in residential cum commercial Zone. It is at a walkable distance 1.1 Km. from Ghatkopar railway station.

BUILDING:

The building under reference is having Ground + 2 Podium + 14 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 commercial purpose. Ground Floor is having 6 Commercial Shop. The building is having 2 Lifts.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of Working Area + Loft Area. The Commercial Shop is finished with Vitrified tiles flooring, MS rolling shutter, Concealed electrification & Concealed plumbing etc.

Valuation as on 09th September 2023

The Built Up Area of the Commercial Shop	:	336.00 Sq. Ft.
---	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2012 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	336.00 X 2,700.00 = ₹ 9,07,200.00
Depreciation $\{(100-10) \times 11 / 60\}$:	16.50%
Amount of depreciation	:	₹ 1,49,688.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,60,070.00 per Sq. M. i.e., ₹ 14,871.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,48,595.00 per Sq. M. i.e., ₹ 13,805.00 per Sq. Ft.
Prevailing market rate	:	₹ 27,500.00 per Sq. Ft.
Value of property as on 09.09.2023	:	336.00 Sq. Ft. X ₹ 27,500.00 = ₹ 92,40,000.00

(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 09.09.2023	:	₹ 92,40,000.00 (-) ₹ 1,49,688.00 ₹ 90,90,312.00
Total Value of the property	:	₹ 90,90,312.00
The realizable value of the property	:	₹ 81,81,281.00
Distress value of the property	:	₹ 72,72,250.00
Insurable value of the property (336.00 X 2,500.00)	:	₹ 9,07,200.00
Guideline value of the property (As per Index II)	:	₹ 49,98,986.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India for this particular purpose at ₹ 90,90,312.00 (Rupees Ninety Lakh Ninety Thousand Three Hundred Twelve Only) as on 09th 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 **09th September 2023 is ₹ 90,90,312.00 (Rupees Ninety Lakh Ninety Thousand Three Hundred Twelve 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 + 2 Podium + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	2012 (As per Part Occupancy Certificate)
4.	Estimated future life	49 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
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.	
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	Provided
18	No. of lifts and capacity	2 Lifts
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

Think.Innovate.Create

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°04'56.5"N 72°54'01.3"E

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



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Ready Reckoner Rate

DIVISION / VILLAGE - GHATKOPAR KIROL Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Lal Bahadur Shastri Marg (L. B. S. Marg) to the North, Vasant Dada Patil to the East, Central Railway to the South, Village Boundary to the West. All Portion Excluding the area of zone 103/489.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
103	103/490	55750	128060	147270	160070	128060
C. T. S. No. 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 524, 525, 526, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 584, 586, 587, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748.						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop located on Ground Floor (A)	1,60,070.00	Sq. Mtr.	14,871.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	55,750.00			
The difference between land rate and building rate (A – B = C)	1,04,320.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building – 11 Years)	89%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,48,595.00	Sq. Mtr.	13,805.00	Sq. Ft.

Malls / Departmental Stores and Larges Shopping Complex:-

Valuation of shop in Malls / Departmental stores and Large shopping complex which does not have independent valuation zone should be done as per rate of Gala / Shop under that valuation zone and below mentioned point should be considered.

Location Floor on which shop is located.	Rate of Shop	For Malls / Department stores 10% rate should be added upto 1 st floor
1) Basement	70%	70%
2) Lower Ground Floor	80%	80%
3) Ground Floor & Upper Ground Floor	100%	110%
4) First Floor	85%	95%
5) Second Floor or above	80%	80%

Note: For Malls / Department stores 10% rate should be added upto 1st floor to above mentioned percentages for each classification. If rates for malls / departmental stores are separately given by allocating a independent sub-zone for it, then above point should not b considered. If value arrived as above is less than value of office / commercial on upper floor then the rate of office / commercial is to be considered. Above rates should not be further reduced as per point No. 9(b).

Price Indicators

The screenshot shows a property listing on the 99acres website. The price is ₹1 Cr. The listing includes a 'REBA STATUS' of 'NOT AVAILABLE' and a 'Website' link. The property is categorized as 'Property (10)' and has a 'Property Age' of '10+ Year Old'. The listing also shows '300 sq.ft.' and '33.334 per sq.ft. (Residential)'. There are navigation tabs for 'Overview', 'Owner Details', 'Recommendations', and 'Articles'. A 'Post property' button is visible in the top right corner.

The screenshot shows a property listing on the magicbricks website. The price is ₹1.17 Cr. The listing is for a 'Commercial Shop For Sale in Ghatkopar West, Mumbai'. The property is located on the 'Ground Floor', is 'Overlooking Main Road', and is 'Unfurnished'. The 'Carpet Area' is 309 sqft. The 'Floor' is 'Ground (Out of 7 Floors)' and the 'Property Age' is 'New Construction'. The listing is suitable for a 'Grocery Shop, Meat Shop, Salon/Spa, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop'. The listing also includes a 'Pantry' and 'Dry Pantry'. The listing is 'Main Road Facing'. The contact agent is 'Abdul Sami' with a phone number. There are buttons for 'Contact Agent' and 'Get Phone No.'. The listing was last contacted 20 days ago.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09th 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.

