

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-2072/23-24	Dated 21-Aug-23
Buyer (Bill to) COSMOS BANK- KALYAN BRANCH KALYAN BRANCH Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301 GSTIN/UIN : 27AAAAT0742K1ZH 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. 003224 / 2302135	Delivery Note Date
	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	4,000.00		360.00		360.00	720.00


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

Remarks:
 Smt. Rekha Motiram Matlani & Mr. Vinay M. Matlani - Residential Flat No. 101, 1st Floor, "Royal Galaxy", Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN - 421 002, 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**
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN
 Reason: I am the signatory

Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Rekha Motiram Matlani & Mr. Vinay M. Matlani**

Residential Flat No. 101, 1st Floor, "Royal Galaxy", Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village – Ulhasnagar -1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002, State - Maharashtra. Country – India.

Latitude Longitude - 19°14'16.1"N 73°09'28.9"E

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Valuation Prepared for:

Cosmos Bank

Kalyan Khadakpada Branch

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada, Kalyan (West) - 421 301. 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, Chandivall Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Valuation Report of Residential Flat No. 101, 1st Floor, “**Royal Galaxy**”, Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village – Ulhasnagar -1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002, 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 21.08.2023 for Banking Purpose
2	Date of inspection	19.08.2023
3	Name of the owner/ owners	Smt. Rekha Motiram Matlani & Mr. Vinay M. Matlani
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 is not available
5	Brief description of the property	Address: Residential Flat No. 101, 1 st Floor, “ Royal Galaxy ”, Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village – Ulhasnagar -1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002, State - Maharashtra, Country – India. Contact Person: Mr. Vinay M. Matlani (Owner) Contact No.: 9011997761
6	Location, street, ward no	Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village – Ulhasnagar -1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002
	Survey/ Plot no. of land	Plot of Room Nos. 158 & 159 of Block No. A-27, C.T.S. No. 1976 of Village – Ulhasnagar -1
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. = 586.00 Balcony Area in Sq. Ft. = 82.00 Total Carpet Area in Sq. Ft. = 668.00 (Area as per actual site measurement)

		Built Area in Sq. Ft. = 724.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village – Ulhasnagar -1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002
14	If freehold or leasehold land	Freehold
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	Yes
	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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per UMC (Ulhasnagar Municipal Corporation) 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	₹ 13,000.00 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?	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 upon, the basis of arriving at the land rate	N. A.

COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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.
45	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 21.08.2023 for Residential Flat No. 101, 1st Floor, “**Royal Galaxy**”, Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village – Ulhasnagar -1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002, State - Maharashtra, Country – India belongs to **Smt. Rekha Motiram Matlani & Mr. Vinay M. Matlani**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 21.09.2012 between M/s. Kohinoor Associates (The Builder's) and Smt. Rekha Motiram Matlani & Mr. Vinay M. Matlani (the Purchaser's).
2	Copy of Building work completed Completion Certificate dated 04.07.2012 issued by Avinash B. Kumavat (Architect & Civil Engineer).
3	Copy of Possession Letter dated 05.10.2012 in the name of Smt. Rekha Motiram Matlani & Mr. Vinay M. Matlani & Mr. Vinay M. Matlani issued by M/s. Kohinoor Associates (The Builder's).
4	Copy of Approved Plan No. NRV / BP / 88 / 10 / 106 dated 23.13.2010 issued by Ulhasnagar Municipal Corporation.
5	Copy of Commencement Certificate dated 23.12.2010 issued by Ulhasnagar Municipal Corporation.

LOCATION:

The said building is located at Plot of Room Nos. 158 & 159 of Block No. A-27, C.T.S. No. 1976 of Village – Ulhasnagar – 1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002. The property falls in Residential Zone. It is at travelling distance of 3.2 Km. from Ulhasnagar railway station.

BUILDING:

The building under reference is having Still + 5 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 is used for residential purpose. 1st Floor is having 2 Residential Flats. 1 Lift provided in the building. The building external condition is normal.



Residential Flat:

The residential flat under reference is situated on the 1st Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony Area (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified flooring, Teak Wood door framed with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 21st August 2023

The Built Up Area of the Residential Flat	:	724.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2012 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	724.00 X 2,700.00 = ₹ 19,54,800.00
Depreciation $\{(100-10) \times 11 / 60\}$:	16.50%
Amount of depreciation	:	₹ 3,22,542.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,400.00 per Sq. M. i.e., ₹ 5,147.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 51,341.00 per Sq. M. i.e., ₹ 4,770.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,500.00 per Sq. Ft.
Value of property as on 21.08.2023	:	724.00 Sq. Ft. X ₹ 9,500.00 = ₹ 68,78,000.00

(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 21.08.2023	:	₹ 68,78,000.00 - ₹ 3,22,542.00 = ₹ 65,55,458.00
Total Value of the property	:	₹ 65,55,458.00
The realizable value of the property	:	₹ 58,99,912.00
Distress value of the property	:	₹ 52,44,366.00
Insurable value of the property (724.00 × 2,700.00)	:	₹ 19,54,800.00
Guideline value of the property (724.00 × 4,770.00)	:	₹ 34,53,480.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 101, 1st Floor, "**Royal Galaxy**", Near Post Office, Plot of Room Nos. 158 & 159 of Block No. A-27, Village – Ulhasnagar -1, Taluka – Ulhasnagar, District – Thane, PIN – 421 002, State - Maharashtra, Country – India for this particular purpose at **₹ 65,55,458.00 (Rupees Sixty Five Lakh Fifty Five Thousand Four Hundred Fifty Eight Only)**. as on **21st August 2023**.

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 **21st August 2023 is ₹ 65,55,458.00 (Rupees Sixty Five Lakh Fifty Five Thousand Four Hundred Fifty Eight 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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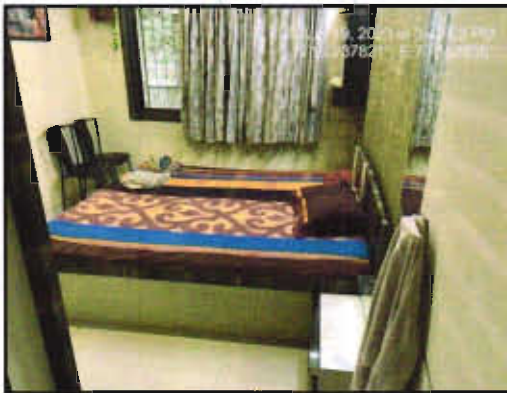
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 5 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	2012 (As per Building Completion 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 framed with flush shutter with safety door, Powder Coated Aluminium sliding windows
10.	Flooring	Vitrified flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior / Ordinary / Poor.	Concealed 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	6'0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	1 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	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



Route Map of the property

Site u/r



Latitude Longitude - 19°14'16.1"N 73°09'28.9"E

Note: The Blue line shows the route to site from nearest railway station (Ulhasnagar – 3.2 Km.)

Price Indicators

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1025 Sq Ft 2 BHK Flat For Sale in **Ulhasnagar, Mumbai**



2 Beds | 2 Baths | 4 Balconies | Unfurnished

Carpet Area: 750 sqft ~ ₹ 9,23,500	Floor: 4 (Out of 4 Floors)	Transaction Type: Resale
Status: Ready to Move	Facing: South - East	Furnished Status: Unfurnished
Type Of Ownership: Freehold	Age Of Construction: 5 to 10 years	

Contact Owner

Nand Mulchandani
+91-9224XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.

Last contact made 26 days ago

More Details

Price Breakup: ₹70 Lac | ₹3,50,000 Approx. Registration Charges

Booking Amount: ₹2.0 Lac **Secure Now**

Address: **bhawani palace bhatia road ulhasnagar 5, Ulhasnagar, Mumbai, Maharashtra**

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1170 Sq Ft 2 BHK Flat For Sale in **Ulhasnagar, Thane**



2 Beds | 2 Baths | Furnished

Super Built Up Area: 1170 sqft ~ ₹ 6,20,000	Floor: 2 (Out of 3 Floors)	Transaction Type: Resale
Status: Ready to Move	Furnished Status: Furnished	

Contact Owner

sumit matani
+91-96XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.

Last contact made 124 days ago

More Details

Price Breakup: ₹72.5 Lac

Booking Amount: ₹100000 **Secure Now**

Address: **Ulhasnagar, Thane, Maharashtra**

Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "₹65 Lac" with a sub-heading "2BHK 2Baths". Below this, it lists "Built Up area: 1000 sq.ft." and "₹ 65 Lac @ 6,500 per sq.ft.". The listing includes a photo of the interior, a "Places nearby" section, and various property details like "2 Bedrooms, 2 Bathrooms, 2 Balconies" and "10+ Year Old".

Property Details:

- Price: ₹65 Lac
- Built Up area: 1000 sq.ft.
- ₹ 65 Lac @ 6,500 per sq.ft.
- Configuration: 2 Bedrooms, 2 Bathrooms, 2 Balconies
- Address: Mangal Dhanya, Uthaneswar, Mumbai Beyond Thane
- Floors: 2nd of 3 Floors
- Location: East
- Age: 10+ Year Old

Places nearby: Kurla Camp, Uthaneswar, Mumbai Beyond Thane, Mumbai

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st August 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.

