

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) Bank Of Baroda Malabar Hill Branch, Ground Floor, Nav Krishna Trust 212 Walkeshwar road, Near walkeshwar bus stop Mumbai 400006 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Invoice No. PG-1570/20-21	Dated 13-Feb-21
	Delivery Note	Mode/Terms of Payment
	Dispatch Doc No. 34537/19012	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Particulars	HSN/SAC	GST Rate	Amount
VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
			CGST
			270.00
			SGST
			270.00
Total			₹ 3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value		Central Tax		State Tax		Total Tax Amount
	Value	Rate	Amount	Rate	Amount		
997224	3,000.00	9%	270.00	9%	270.00	540.00	
Total	3,000.00		270.00		270.00	540.00	

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

Remarks:

Shri. Jitendra Tarachand Mehta. - Residential Flat No. 106, 1st Floor, "Girgaum Vishal Deep Co-Op. Hsg. Soc. Ltd.", Bandu Gokhale Path, Girgaon, Mumbai, PIN Code - 400 006, State - Maharashtra, Country - Indi

Company's Service Tax No. : AADCV4303RSD001
 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. : 123105000319
 Branch & IFS Code : MIG Colony, Bandra (E.), Mumbai & ICIC0001231

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd



[Signature]
 Authorised Signatory

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Shri. Jitendra Tarachand Mehta**

Residential Flat No. 106, 1st Floor, "**Girgaum Vishal Deep Co-Op. Hsg. Soc. Ltd.**",
Bandu Gokhale Path, Girgaon, Mumbai, PIN Code - 400 004,
State - Maharashtra, Country - India

Latitude Longitude : 18°57'17.5"N 72°49'23.5"E

Valuation Done for:

Bank Of Baroda

Malabar Hill Branch Branch

Ground Floor, Nav Krishna Trust 212 Walkeshwar road ,Near walkeshwar bus stop Mumbai
400006

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Mumbai · Delhi NCR · Aurangabad · Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Vastu/Mumbai/02/2021/019012/34537

13/01-158-NIVS

Date: 13.02.2021

VALUATION OPINION REPORT

The property bearing Residential Flat No. 106, 1st Floor, "**Girgaum Vishal Deep Co-Op. Hsg. Soc. Ltd.**", Bandu Gokhale Path, Girgaon, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India belongs to **Shri. Jitendra Tarachand Mehta**.

Boundaries of the property :

North	Road
South	Vaishya Sahakari Bank Limited
East	T Gharpure Road
West	Road

Considering various parameters recorded, 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 Housing Loan purpose at **₹ 49,14,000.00 (Rupees Forty Nine Lakh Fourteen 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2021.02.13 12:39:24 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

Mumbai

121, 1st Floor, Aekruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhinrc@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, M-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of inspection	08.02.2021
2	Purpose of valuation	As per request from Bank Of Baroda, Malabar Hill Branch Branch to assess Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer By The Bank	1 Copy of Mortgage Deed dated 09.03.2015
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 10,000.00 Expected rental income per month.
Property Details		
9	Name(s) of the Owner and Postal address of the property under consideration.	Shri. Jitendra Tarachand Mehta
		Residential Flat No. 106, 1st Floor, "Girgaum Vishal Deep Co-Op. Hsg. Soc. Ltd.", Bandu Gokhale Path, Girgaon, Mumbai, PIN Code - 400 006, State - Maharashtra, Country - India
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Joint Ownership
11	Brief description of the property.	Residential Flat The property is a Residential Flat located on 1 st floor. The composition of Residential Flat is Living Room + Kitchen + WC + Bathroom. The property is at 1.1 Km from nearest railway station Charni Road.
	If under construction, extent of completion	N.A.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Surevy No. 67A &69 of village - Girgaon
13	Boundaries	As on site As per documents
	North	Road Details not provided

	South	Vaishya Sahakari Bank Limited	Details not provided
	East	T Gharpure Road	Details not provided
	West	Road	Details not provided
14	Matching of Boundaries		N.A.
15	Route map		Enclosed
16	Any specific identification marks		Near Bhuleshwar Market
17	Whether covered under Corporation/ Panchayat/ Municipality.		Municipal Corporation of Greater Mumbai
18	Whether covered under any land ceiling of State/ Central Government.		No
19	Is the land freehold/ leasehold.		Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.		As Per Agreement
21	Type of the property		Residential
22	Year of acquisition/ purchase.		-
23	Purchase value as per document		-
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.		Owner Occupied
25	Classification of the site		
	a. Population group		Urban
	b. High/ Middle/ Poor class		Middle Class
	c. Residential/ Non-residential		Residential
	d. Development of surrounding area		Developed
	e. Possibility of any threat to the property (Floods, calamities etc.).		No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).		all available near by
27	Level of the land (Plain, rock etc.)		Plain
28	Terrain of the Land.		Levelled
29	Shape of the land (Square/ rectangle etc.).		Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).		Residential
31	Whether the plot is under town planning approved layout?	Information not available	
32	Whether the building is intermittent or corner?	Intermittent	
33	Whether any road facility is available?	Yes	



34	Type of road available (B.T/Cement Road etc.).	B.T. Road		
35	Front Width of the Road?	9.00		
36	Source of water & water potentiality.	Municipal Water Supply		
37	Type of Sewerage System.	Connected to Municipal Sewerage System		
38	Availability of power supply.	Yes		
39	Advantages of the site.	Located in developed area		
40	Disadvantages of the site.	No		
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of Assurance records		
Valuation of the property :				
42	Total area of the Residential Flat	Carpet Area in Sq.Ft. = 182.00 (Area as per Agreement for Sale) Carpet Area in Sq.Ft. = 184.00 (Area as per actual site measurement)		
		Built up area in Sq. Ft. = 218.4 (Carpet Area + 20%)		
		Carpet Area in Sq. Ft. = 182.00		
43	Prevailing market rate.	₹ 27,000.00 per Sq. Ft. on Carpet Area		
44	Floor Rise Rate per Sq. Ft.	₹ 0.00		
45	PLC Rate per Sq. Ft.	₹ 0.00		
46	Total Rate per Sq. Ft.	₹ 27,000.00		
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 2,31,900.00 per Sq. M. i.e. ₹ 21,544.00 per Sq. Ft.		
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciation	₹ 2,22,212.00 per Sq. M. i.e. ₹ 20,644.00 per Sq. Ft.		
	Government Rate	₹ 45,08,650.00		
		Area in Sq. Ft.	Rate	Value
	Built up area	218.4	₹ 20,644.00	₹ 45,08,650.00
48	Value of the property	₹ 49,14,000.00		
49	The realizable value of the property	₹ 44,22,600.00		
50	Distress value of the property	₹ 39,31,200.00		
51	Insurable value of the property	₹ 6,55,200.00		
Technical details of the building :				



52	Type of building (Residential/ Commercial/Industrial).	Residential
53	Year of construction.	1993 (Approx.)
54	Future life of the property.	32 years Subject to proper, preventive periodic maintenance and structural repairs..
55	No. of floors and height of each floor including basement.	Ground + 5 upper floors.
Type of construction		
56	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure
Condition of the building.		
57	External (excellent/ good/ normal/ poor)	Normal
58	Internal (excellent/ good/ normal/ poor).	Normal
59	Remark - At the time of Visit, Residential flat used as commercial purposed	
60	Specifications of Construction :	
sr.	Description	1st Floor
a	Foundation	R.C.C. Foundation
b	Basement	Not Provided
c	Superstructure	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	Teak Wood door frame, Flush doors shutters, Aluminium Sliding windows
e	RCC Work	R.C.C. Framed Structure
f	Plastering	Cement Plastering + POP finish
g	Flooring, Skirting	Ceramic Tile Flooring
h	Pantry Platform	Granite Kitchen Platform.
i	Whether any proof course is provided?	Yes
j	Drainage	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	Casing Capping
m	Plumbing Installation (No. of closets and wash basins etc.)	Casting Capping
n	Bore Well	Not Provided
o	Wardrobes, if any	No.



p	Development of open area	Open Parking. Chequered tile in open spaces, etc.
q	doors	Teak Wood door frame, Flush doors shutters
r	windows	Aluminium Sliding windows
Valuation of proposed construction/ additions/ renovation if any :		
61	SUMMARY OF VALUATION :	
	Part I Land	₹ 0.00
	Part II Building	₹ 49,14,000.00
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	TOTAL	₹ 49,14,000.00
Calculation:		
1	Construction	
1.01	Built up Area of Residential Flat	218.40 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 3,000.00
1.03	Cost of Construction = (1.01x1.02)	₹ 6,55,200.00
2	Value of property	
2.01	Carpet Area of Residential Flat	182.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 27,000.00
2.03	Floor Rise Rate per Sq. Ft.	₹ 0.00
2.04	PLC Rate per Sq. Ft.	₹ 0.00
2.05	Total Rate per Sq. Ft.	₹ 27,000.00
2.06	Value of Residential Flat = (2.01x2.05)	₹ 49,14,000.00
3	The value of the property.	₹ 49,14,000.00

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I certify that,

I/ my authorized representative, has inspected the subject property on 08.02.2021.Mr. Jitendra Maheta (Self Mobile No. 9820287399) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 13.02.2021 is ₹ 49,14,000.00 (Rupees Forty Nine Lakh Fourteen Thousand Only).

Date: 13.02.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=
email=sharad@vastukala.org, c=IN
Date: 2021.02.13 12:39:26 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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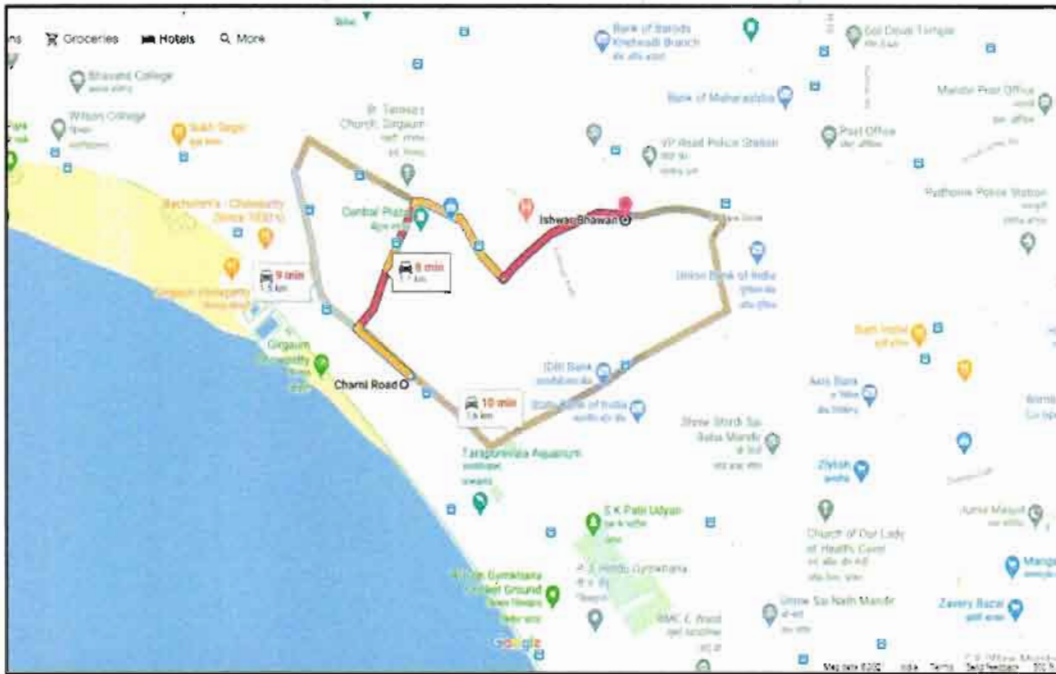


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 18°57'17.5"N 72°49'23.5"E

Note:: The Blue line shows the route to site from nearest railway station (Charni Road 1.1 Km)



Price Indicator

Home > Property > 1RK 1Bath > Mangal Wadi > Studio Apartment for Sale > 019012/34537/34537

Posted on Oct 23, 2020 | Ready to Move

₹75 Lac @ 21,428 per sq.ft. **1RK 1Bath**

Estimated EMI ₹59,950 Studio Apartment for Sale

Shreepati Tower, Mangal Wadi, Mumbai South, Mumbai

RENTAL STATUS NOT AVAILABLE Website: <https://maharashtra.gov.in>

Overview Owner Details Recommendations

Property ID

Area
 Super Built up area: 350 sq.ft. (32.52 sq.m.)
 Built Up area: 300 sq.ft. (27.97 sq.m.)
 Carpet area: 225 sq.ft. (20.9 sq.m.)

Configuration
 1 Room, 1 Bathroom, 1 Balcony

Price
 ₹ 75 Lac + Govt Charges & Tax @ 21,428 per sq.ft.

Address
 Shreepati Tower, Mangal Wadi, Mumbai South

Floor number
 8th of 21 Floors

Property Age
 1 to 5 Year Old

Request Photos

1 RK Studio Apartment - 350 sq ft Girgaon, Mumbai

85LEMI

24,285 sq.ft

the price/sq.ft of this property is lower than the avg price/sq.ft of Girgaon

Specifications

Carpet area 225 sq.ft

Status Ready to move

Bathrooms 1

New/Resale Resale

connect now

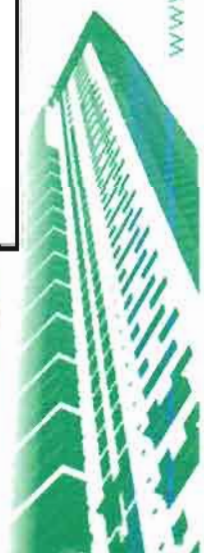
Posted a month ago

1 RK Studio Apartment - 350 sq.ft

85L

< Prev:Next Property >

connect now



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on dated **13th February 2021**.

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 knowledgeably and for self-interest assuming that neither is under undue duress"

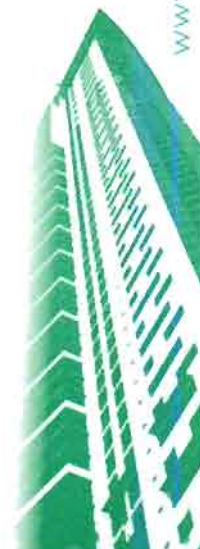
Fundamental assumptions and conditions presumed in this definition are:

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.

UNDERLYING 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.

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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 **₹ 49,14,000.00 (Rupees Forty Nine Lakh Fourteen Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt.Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2021.02.13 12:39:32 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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