

PROFORMA INVOICE

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	Invoice No. PG-5850/22-23	Dated 20-Mar-23
Buyer (Bill to) COSMOS BANK - VEERA DESAI ROAD Veera Desai Road Andheri West Branch Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30346 / 46199	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 %	2,000.00
	CGST			180.00
	SGST			180.00
	Total			₹ 2,360.00

Amount Chargeable (in words)

Indian Rupee Two Thousand Three Hundred Sixty Only

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty 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. Aamir Khurshidmia Sheikh & Mrs. Khaikashan
 Begum Aamir Sheikh - Residential Room No. B-11,
 Ground Floor, "Malvani Navjivan Co-op. Hsg. Soc. Ltd.,
 Plot No. 12, RSC - 07, MHADA Layout, Malvani, Malad
 (West), Mumbai - 400095, 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

Authorized 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 Owner: **Mr. Aamir Khurshidmia Sheikh & Mrs. Khaikashan Begum Aamir Sheikh.**

Residential Room No. B-11, Ground Floor, "Malvani Navjivan Co-op. Hsg. Soc. Ltd., Plot No. 12, RSC – 07, MHADA Layout, Malvani, Malad (West), Mumbai – 400095, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'49.4"N 72°49'05.2"E

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Valuation Done for:

Cosmos Bank




Veera Desai Road, Andheri (West) Branch

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.



Our Pan India Presence at :

 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

 **Regd. Office :** 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Residential Room No. B-11, Ground Floor, "**Malvani Navjivan Co-op. Hsg. Soc. Ltd.**", Plot No. 12, RSC – 07, MHADA Layout, Malvani, Malad (West), Mumbai – 400095, 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 20.03.2023 for Banking Purpose								
2	Date of inspection	15.03.2023								
3	Name of the owner/ owners	Mr. Aamir Khurshidmia Sheikh & Mrs. Khaikashan Begum Aamir Sheikh								
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 Room No. B-11, Ground Floor, " Malvani Navjivan Co-op. Hsg. Soc. Ltd. ", Plot No. 12, RSC – 07, MHADA Layout, Malvani, Malad (West), Mumbai – 400095, State – Maharashtra, Country – India. Contact Person: Mr. Mohammed Mashak Shaikh (Seller) Mobile No. 9967535878								
6	Location, street, ward no	Plot No. 12, RSC – 07, MHADA Layout, Malvani, Malad (West)								
	Survey/ Plot no. of land	Plot No. 12, RSC – 07, MHADA Layout								
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 as per actual site measurement are as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>231.00</td> </tr> <tr> <td>1st Floor</td> <td>236.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>467.00</td> </tr> </tbody> </table> Built-Up Area in Sq. Ft. = 269.00	Floor	Carpet Area (Sq. Ft.)	Ground Floor	231.00	1 st Floor	236.00	Total Carpet Area	467.00
Floor	Carpet Area (Sq. Ft.)									
Ground Floor	231.00									
1 st Floor	236.00									
Total Carpet Area	467.00									

	(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	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 Residential Room 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 – 2000 (Approx.)
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. <i>As per Agreement, the property is of Ground Floor only. But as per site inspection the Property is Ground + 1 Upper Floor. Construction permission for the 1st Floor is not provided, hence same is not considered for the purpose. The said valuation is only of ground floor.</i></p> <p>2. <i>Price indicators attached to the report are for entire residential apartment.</i></p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road, Andheri (West) Branch to assess fair market value as on 20.03.2023 for Residential Room No. B-11, Ground Floor, "Malvani Navjivan Co-op. Hsg. Soc. Ltd., Plot No. 12, RSC – 07, MHADA Layout, Malvani, Malad (West), Mumbai – 400095, State – Maharashtra, Country – India belongs to **Mr. Aamir Khurshidmia Sheikh & Mrs. Khaikashan Begum Aamir Sheikh.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.03.2023.
2	Copy of Property Tax Assessment No. PN4410031410000 dated 01.10.2022 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Plot No. 12, RSC – 07, MHADA Layout, Malad (West). The property falls in Residential Zone. It is at a travelling distance 4.6 Km. from Malad metro station.

BUILDING:

The building under reference is having Ground + 1 Upper Floor. 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. Ground Floor is having 31 Residential Rooms. The lift is not provided in the building.

Residential Room:

The residential Room under reference is situated on the Ground Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage (i.e. **1BHK + WC + Bath**). The residential Room is finished with Vitrified Tiles flooring, Teak wood door frame, Aluminum sliding windows, concealed electrification & concealed plumbing.

Valuation as on 20th March 2023

The Built Up Area of the Residential Room	:	269.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2000 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 years
Cost of Construction	:	269.00 X 2,700.00 = ₹ 7,26,300.00
Depreciation {(100-10) X 23 / 60}	:	34.50%
Amount of depreciation	:	₹ 2,50,574.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,06,170.00 per Sq. M. i.e. ₹ 9,863.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 92,170.00 per Sq. M. i.e. ₹ 8,563.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,000.00 per Sq. Ft.
Value of property as on 20.03.2023	:	269.00 Sq. Ft. X ₹ 15,000.00 = ₹ 40,35,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 20.03.2023	:	₹ 40,35,000.00 - ₹ 2,50,574.00 = ₹ 37,84,426.00
Total Value of the property	:	₹ 37,84,426.00
The realizable value of the property	:	₹ 34,05,984.00
Distress value of the property	:	₹ 30,27,541.20
Insurable value of the property	:	₹ 7,26,300.00

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Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Room No. B-11, Ground Floor, "Malvani Navjivan Co-op. Hsg. Soc. Ltd., Plot No. 12, RSC – 07, MHADA Layout, Malvani, Malad (West), Mumbai – 400095, State – Maharashtra, Country – India for this particular purpose at **₹ 37,84,426.00 (Rupees Thirty Seven Lakh Eighty Four Thousand Four Hundred Twenty Six Only)** as on 20th March 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 **20th March 2023 ₹ 37,84,426.00 (Rupees Thirty Seven Lakh Eighty Four Thousand Four Hundred Twenty Six 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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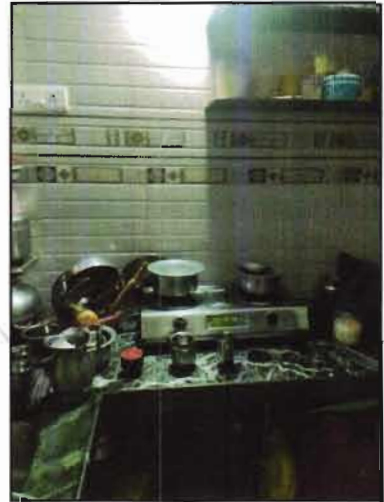
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Room situated on Ground Floor.
3.	Year of construction	2000 (Approx.)
4.	Estimated future life	37 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, Aluminium sliding windows
10.	Flooring	Vitrified Tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Canceled electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Canceled 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	Not Provided

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

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Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude - 19°10'49.4"N 72°49'05.2"E

Note: The Blue line shows the route to site from nearest metro station (Malad – 4.6 Km.)

Price Indicators

NOBROKER
 2 BHK House For Sale in Malad (West)
 ₹ 60 Lacs
 ₹ 24,558/Month
 400 sq.ft.

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Flooring	NA	Service Area	NA/NA/NA
Water Supply	NA	Plot Area	NA/NA/NA
Heating	None	Permit	NA/NA
Other	NA	Other	NA

Activity On This Property

2,190 views, 15 likes, 12 shares

Similar Properties

2 BHK in Independent House For Sale in Chakraborty, Kurla West

NOBROKER
 2 BHK House For Sale in Camo Hospital
 ₹ 65 Lacs
 ₹ 21,822/Month
 600 sq.ft.

Overview

Age of Building	1-5 Years	Ownership Type	Self Owned
Flooring	Wooden Tiles	Service Area	NA/NA/NA
Water Supply	NA/NA/NA	Plot Area	NA/NA/NA
Heating	None	Permit	NA/NA
Other	NA	Other	NA

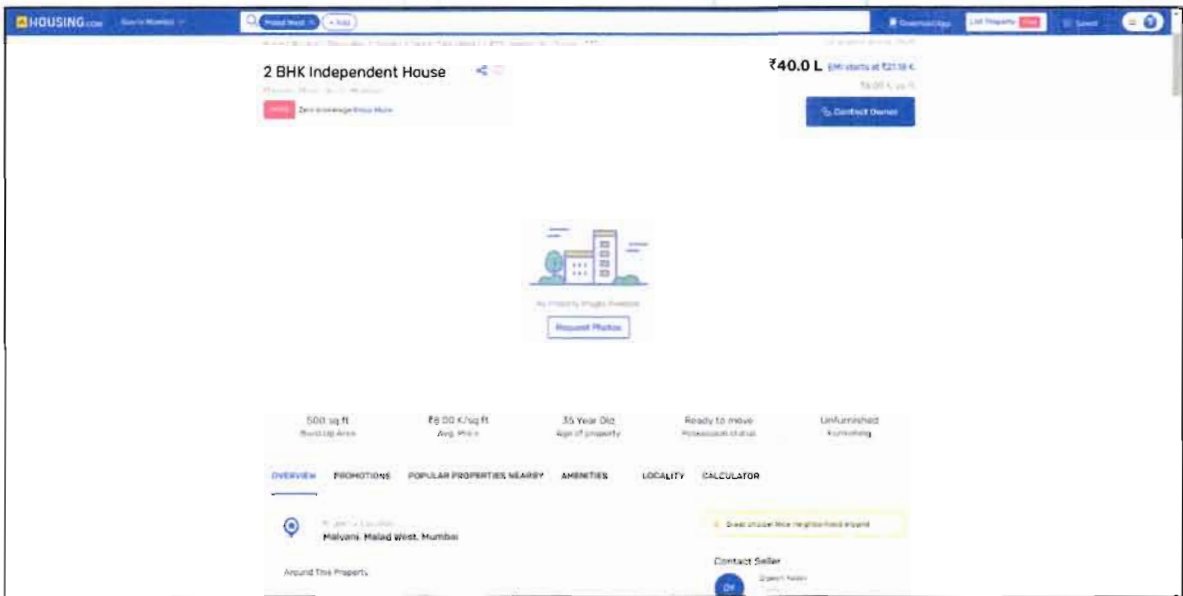
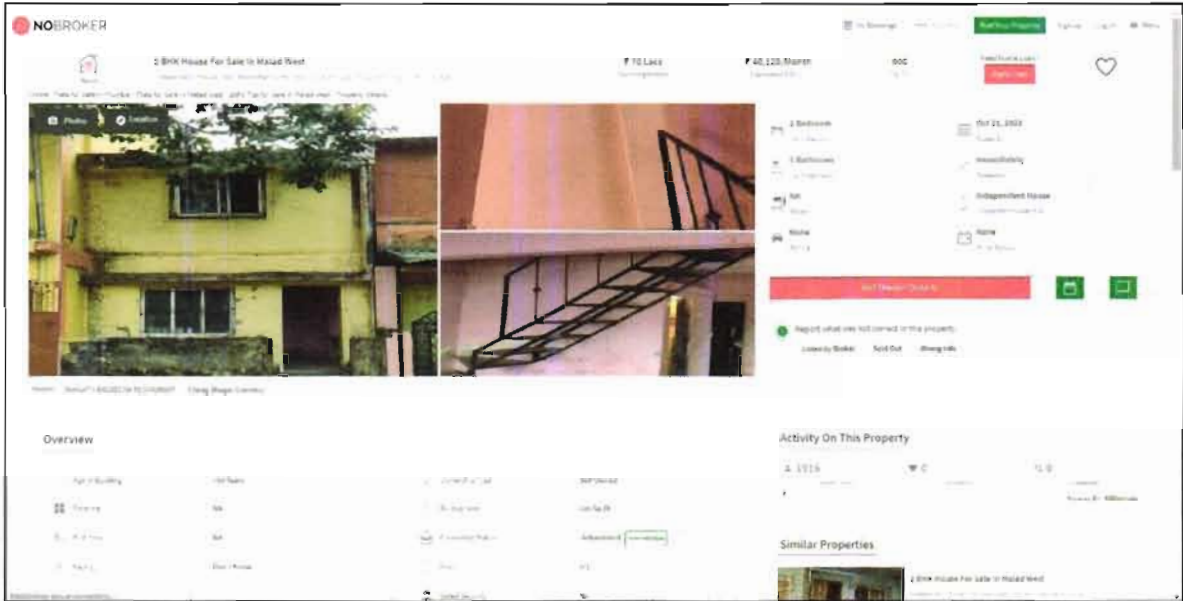
Activity On This Property

2,192 views, 15 likes, 12 shares

Similar Properties

2 BHK in Independent House For Sale in Malad (West)

Price Indicators



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th March 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.

