

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	Invoice No. PG-1699/20-21	Dated 26-Feb-21	
	Delivery Note	Mode/Terms of Payment	
Buyer (Bill to) Janseva Sahakar Bank Borivali (West) Branch, "Giriraj", Dr. D. G. Palkar Marg, Borivli (West), Mumbai - 400 092, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27 E-Mail : jssbi@mnl.net.in, vishwas.mane@jansevakbank.in, mahesh.raut@jansevakbank.in	Dispatch Doc No. 34699/19129	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 %	5,000.00
			CGST
			SGST
			450.00
			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	5,000.00		450.00		450.00	900.00

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

Remarks:
 Dr. Rajesh Radhakrishna Rao & Mrs. Pratima Rajesh Rao. -
 Residential Flat No. 1103, 11th Floor, Building No. A-15,
 "Megapolis Splendour", Behind TCS Company, Rajiv Gandhi IT
 Park, Phase - III, Hinjewadi, Village - Maan, Taluka - Mulshi,
 Pune - 411057, State - Maharashtra, Country - India
 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

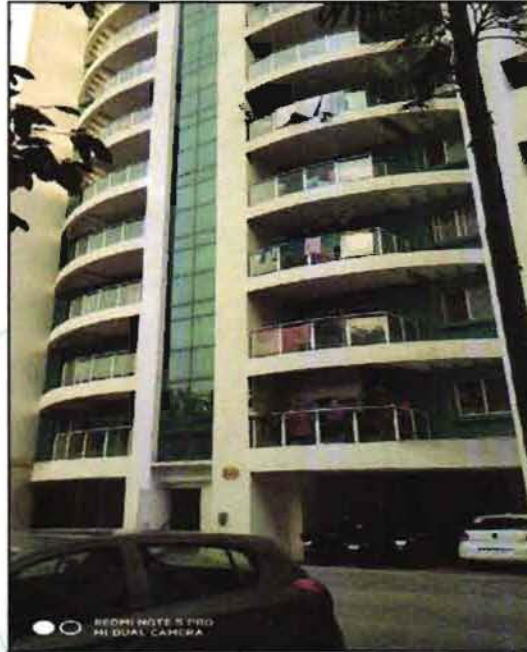
Company's Bank Details
 Bank Name : ICICI BANK LTD
 A/c No. : 123105000319
 Branch & IFS Code : MIG Colony, Bandra (E.), Mumbai & ICIC0001231



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: **Dr. Rajesh Radhakrishna Rao & Mrs. Pratima Rajesh Rao**

Residential Flat No. 1103, 11th Floor, Building No. A-15, "**Megapolis Splendour**", Behind TCS Company,
Rajiv Gandhi IT Park, Phase – III, Hinjewadi, Village - Maan, Taluka - Mulshi, Pune – 411057,
State - Maharashtra, Country - India.

Latitude Longitude - 18°34'45.8"N 73°41'09.3"E

Valuation Done for:
Janseva Sahakari Bank

Borivli (West) Branch

"Giriraj", Dr. D. G. Palkar Marg, Borivli (West), Mumbai - 400 092,
State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Vastu/Mumbai/02/2021/19129/34699

27/01-320-SKSH

Date: 27.02.2021

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1103, 11th Floor, Building No. A-15, "Megapolis Splendour", Behind TCS Company, Rajiv Gandhi IT Park, Phase – III, Hinjewadi, Village - Maan, Taluka - Mulshi, Pune – 411057, State - Maharashtra, Country - India belongs to Dr. Rajesh Radhakrishna Rao & Mrs. Pratima Rajesh Rao.

Boundaries of the property.

North	Splendour Internal Road
South	Megapolis Splendour Building No. A-13
East	Megapolis Splendour Building No. A-20
West	Megapolis Sunway Building

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 this particular purpose at ₹ 70,11,000.00 (Rupees Seventy Lakh Eleven 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, o=Vastukala
Consultants (I) Pvt. Ltd., ou=India,
email=sharadkumar@vastukala.org, c=IN
Date: 2021.02.27 16:14:27 +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, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

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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
delhinc@vastukala.org

Nanded

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

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

Aurangabad

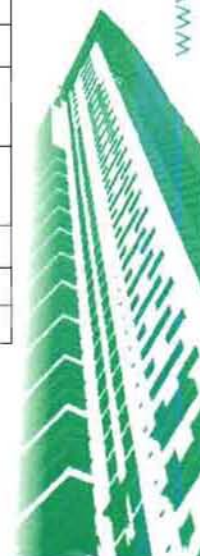
Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
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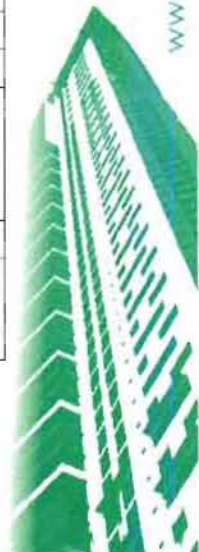


VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	25.02.2021	
2	Purpose of valuation	To assess Fair Market value of the property for Banking Loan 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 Agreement for Sale dated 13.03.2013.	
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	₹ 14,500.00 Expected rental income per month.	
Property Details			
9	Name(s) of the Client	Dr. Rajesh Radhakrishna Rao & Mrs. Pratima Rajesh Rao.	
		Residential Flat No. 1103, 11 th Floor, Building No. A-15, "Megapolis Splendour", Behind TCS Company, Rajiv Gandhi IT Park, Phase – III, Hinjewadi, Village - Maan, Taluka - Mulshi, Pune – 411057, 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 Details of ownership share is not provided	
11	Brief description of the property.	The property is a Residential Flat located on 11 th Floor. The composition of Residential flat is 2 Bedrooms + Living room + Kitchen + 2 Toilets + Terrace. The property is at 650M. walkable distance from nearest MSRTC Bus Stop, Hinjewadi.	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Plot Nos. R-1/1, R-1/2, R-1/3 & R-1/4 of Village Maan	
13	Boundaries	As on site	As per documents
	North	Splendour Internal Road	Details not available
	South	Megapolis Splendour Building No. A-13	Details not available
	East	Megapolis Splendour Building No. A-20	Details not available
	West	Megapolis Sunway Building	Details not available
14	Matching of Boundaries	N.A.	
15	Route map	Enclosed	



16	Any specific identification marks	Behind TCS Company
17	Whether covered under Corporation/ Panchayat/ Municipality.	Pimpri Chinchwad Municipal Corporation
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.	12.03.2013
23	Purchase value as per document	₹ 45,50,600.00
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.	Tenant Occupied – Mr. Subhash Panigrahi (Contact No.: M-9177095360)
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 Nearby
27	Level of the land (Plain, rock etc.)	Plain
28	Terrain of the Land.	Levelled
29	Shape of the land (Square/ rectangle etc.).	Irreguar
30	Type of use to which it can be put (for construction of house, factory etc.).	Residential purpose
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?	09.00 Mtr. Wide Road
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. = 812.00 Terrace Area = 53.00 (Area as per actual site measurement)



		Carpet Area in Sq. Ft. = 855.00 (Area as per Agreement for Sale)
		Built up Area in Sq. Ft. = 940.00 (As per Agreement Carpet + 10%)
43	Prevailing market rate.	₹ 8,200.00 per Sq. Ft.
44	Floor Rise Rate per Sq. Ft.	₹ 0.00
45	PLC Rate per Sq. Ft.	₹ 0.00
46	Total Rate per Sq. Ft.	₹ 8,200.00 per Sq. Ft.
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 42,174.00 per Sq. M. i.e. ₹ 3,918.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner. (after Deprecation)	₹ 39,267.00 per Sq. M. i.e. ₹ 3,648.00 per Sq. Ft.
48	Value of the property	₹ 70,11,000.00
49	The realizable value of the property	₹ 63,09,900.00
50	Distress value of the property	₹ 56,08,800.00
51	Insurable value of the property	₹ 25,38,000.00
	Guideline value of the property	₹ 34,29,120.00
Technical details of the building :		
52	Type of building (Residential/ Commercial/ Industrial).	Residential
53	Year of construction.	2015 Years (Approx.)
54	Future life of the property.	54 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	Stilt + 14 th upper floors. 4 flats on 4 th floor
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)	Good
58	Internal (excellent/ good/ normal/ poor).	Good
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Approved Building plans were not provided and not verified.
	Remark	-



Specifications of Construction :		
sr.	Description	4thFloor
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, Aluminium sliding windows
e	RCC Work	R.C.C. Framed Structure
f	Plastering	Cement Plastering
g	Flooring, Skirting	Vitrified 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)	Concealed
m	Plumbing Installation (No. of closets and wash basins etc.)	Concealed
n	Bore Well	Not Provided
o	Wardrobes, if any	No.
p	Development of open area	Open Car Parking & Cemented road in open space etc.
Valuation of proposed construction/ additions/ renovation if any :		
61	SUMMARY OF VALUATION :	
	Part I Land	₹ 0.00
	Part II Building	₹ 70,11,000.00
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	TOTAL.	₹ 70,11,000.00
	Remark:	

Calculation:		
1	Construction	
1.01	Built up Area of Residential Flat	940.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,700.00
1.03	Cost of Construction = (1.01x1.02)	₹ 25,38,000.00
2	Value of property	
2.01	Carpet Area of Residential Flat	855.00 Sq. Ft.



2.02	Rate per Sq. Ft.	₹ 8,200.00
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.	₹ 8,200.00
2.06	Value of Residential Flat = (2.01x2.05)	₹ 70,11,000.00
3	The value of the property.	₹ 70,11,000.00

I certify that,

I/ my authorized representative, has inspected the subject property on 25.02.2021.

Mr. Subhash Panigrahi (Tenant – Mobile No. – 9177095360) 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 27.02.2021 is **₹ 70,11,000.00 (Rupees Seventy Lakh Eleven Thousand Only).**

Date: 27.02.2021

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=Mumbai, email=rcnd@vastukala.
org, c=IN
Date: 2021.02.27 10:15:28 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

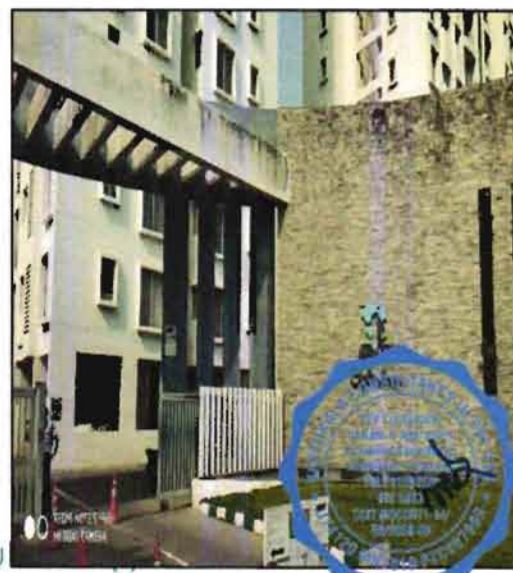
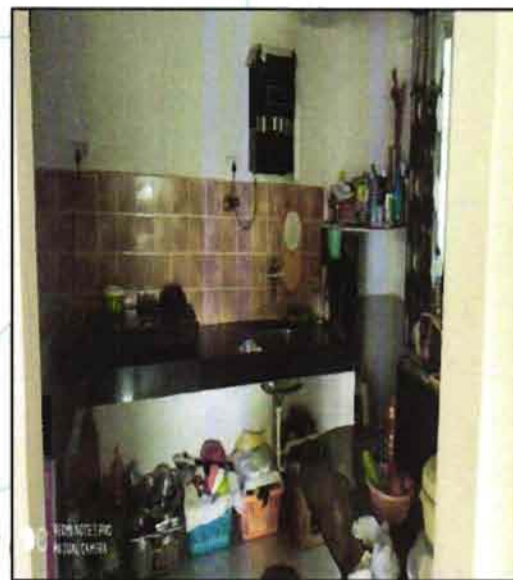
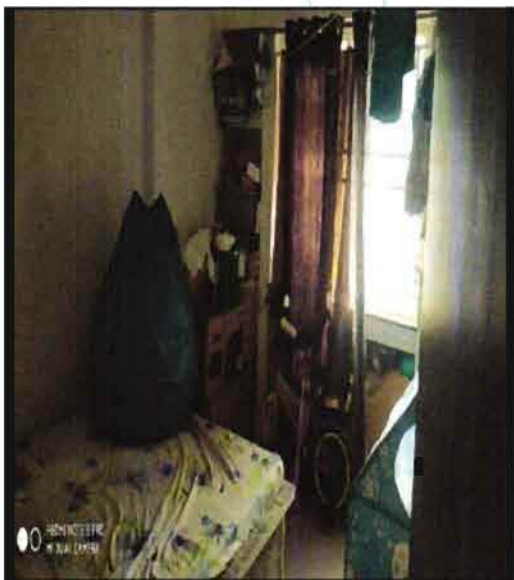
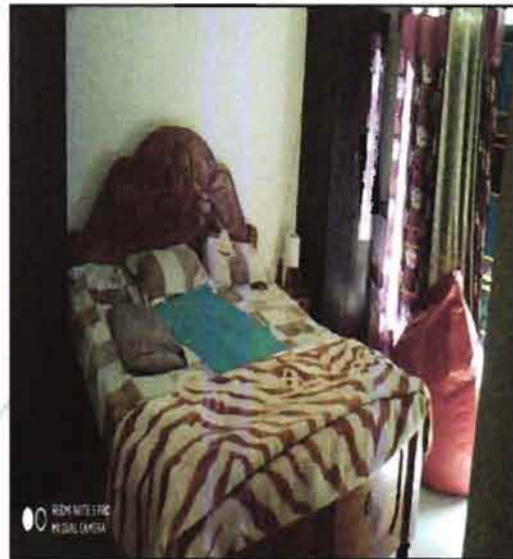
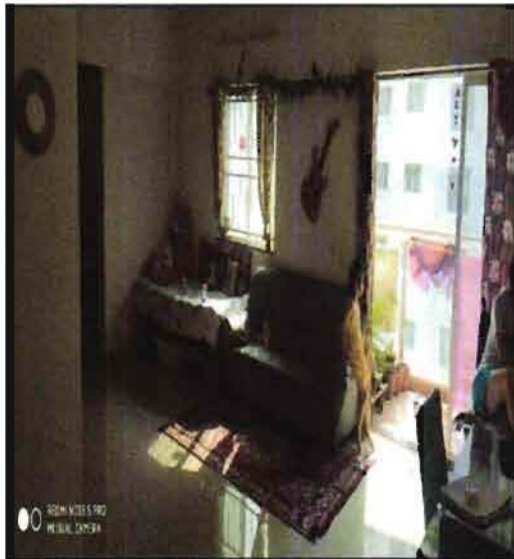
Chartered Engineer (India)

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

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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 18°34'45.8"N 73°41'09.3"E

Note: The Blue line shows the route to site from nearest bus stop (MSRTC Bus stop, Hinjewadi - 66 M)




Price Indicator

71.0 Lac **2 BHK 1150 Sq-ft Flat**
 See Other Charges For Sale [Magewell Phase 3, Pune](#)

Agent: **Subodh Shukla** 1000+ Buyer Served
 Certified Agent
 Trusted by Users | Genuine Listings | Member since 2016

PROPERTY DETAILS **PROJECT DETAILS** **LOCALITY DETAILS** **PRICE TRENDS** **AGENT DETAILS**

	Bedrooms: 2 See Dimensions	Bedrooms: 2	Bathrooms: 2	Download Brochure
	Super area: 1150 sqft - 2 x 1150 sqft	Carpet area: 840 sqft - 2 x 420 sqft	Loading ID: 26%	
	Developer: Kasturi Housing	Project: Eon Homes		
	Transaction type: New Property	Floor: 10 (Out of 18 Floors)	Car parking: 1 Covered	Furnished status: Semi-Furnished

East Facing Property

Contact Agent | Take Video Tour


Save Property
 Don't want to share your details with the agent right now? [Save Property for Later](#)

Subodh Shukla
 Certified Agent
 +91-7600000090
[Save for Later](#)

69.0 Lac **2 BHK 1112 Sq-ft Flat**
 See Other Charges For Sale [Magewell Phase 3, Pune](#)

Agent: **Rahul Choudhary**
 Certified Agent

PROPERTY DETAILS **PROJECT DETAILS** **LOCALITY DETAILS** **PRICE TRENDS** **AGENT DETAILS**

	Bedrooms: 2 See Dimensions	Bedrooms: 2	Bathroom: 1	Study Room: 1	Download Brochure
	Super area: 1112 sqft - 2 x 556 sqft	Carpet area: 824 sqft - 2 x 412 sqft	Loading ID: 25%		
	Developer: Kasturi Housing	Project: Eon Homes			
	Transaction type: New Property	Floor: 10 (Out of 19 Floors)	Car parking: 1 Covered	Furnished status: Semi-Furnished	

Contact Agent | Take Video Tour

Save Property
 Don't want to share your details with the agent right now? [Save Property for Later](#)


Rahul Choudhary
 +91-7400000003
[Save for Later](#)



Price Indicator

70.0 Lac 2 BHK Flat for sale in Hinjewadi, Pune
 for sale in Megaopolis Splendour, [Hinjewadi, Pune](#)

Developer: [Kumar Properties](#) Project: [Megaopolis Splendour](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS
	Bedrooms: 2	Bedrooms: 2	Security: 1
	Super area: 1112 sqft - 0.265acft	Carpet area: 855 sqft - 0.197acft	Loading: 28%
	Status: Ready to Move	Transaction type: Resale	Floor: 4 (Out of 12 Floors)
			Car parking: None

East Facing Property

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[Download Brochure](#) [Share Property Feedback](#)

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Agent: Shantanu Bhalvay +91-9700000024 [Save for Later](#)

75.0 Lac 3 BHK Flat for sale in Hinjewadi, Pune
 for sale in Megaopolis Splendour, [Hinjewadi, Pune](#)

Developer: [Kumar Properties](#) Project: [Megaopolis Splendour](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS
	Bedrooms: 3 See Dimensions	Bedrooms: 2	Security: 1
	Super area: 1250 sqft - 0.288acft	Carpet area: 850 sqft - 0.194acft	Loading: 32%
	Status: Ready to Move	Transaction type: Resale	Floor: 13 (Out of 15 Floors)
			Car parking: 1 Covered

East Facing Property

[Contact Owner](#) [Save for Later](#)

[Download Brochure](#) [Share Property Feedback](#)

Save Property
 Don't want to share your details with the agent right now? [Save Property for Later](#)

Agent: Rohit Malik +91-99XXXXXXX08 [Save for Later](#)



Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.



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Vastukala Consultants (I) Pvt. Ltd.

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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 **27th 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.

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.



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 **₹70,11,000.00 (Rupees Seventy Lakh Eleven 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=Vastukala,
email=info@vastukala.org, c=IN
Date: 2021.02.27 10:44:11 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



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