

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-2070/23-24	Dated 21-Aug-23
Buyer (Bill to) COSMOS BANK- KANDIVALI(WEST) Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, 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. 003192 / 2302133	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

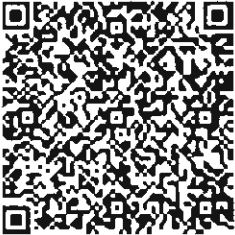
SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00

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			360.00		360.00	720.00

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

<p><i>Remarks:</i> Mr. Sunil Ramakant Maurya - Residential Flat No. C -102, 1st Floor, 'C' Wing, "Charkop Shree Sai Co-Op. Hsg. Soc. Ltd.", Plot No. 8, Road No. RSC-25, MHADA Layout, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India</p> <p>Company's PAN : AADCV4303R</p> <p><u>Declaration</u> 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</p>	<p>Company's Bank Details Bank Name : The Cosmos Co-Operative Bank Ltd A/c No. : 0171001022668 Branch & IFS Code : Vileparle & COSB0000017</p> <div style="text-align: center;">  UPI Virtual ID : Vastukala@icici </div> <p style="text-align: center;">for Vastukala Consultants (I) Pvt Ltd</p> <p style="text-align: center;">Asmita Rathod <small>Authorised Signatory</small></p>
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sunil Ramakant Maurya**

Residential Flat No. C-102, 1st Floor, 'C' Wing, "Charkop Shree Sai Co-Op. Hsg. Soc. Ltd.", Plot No. 8,
Road No. RSC-25, MHADA Layout, Sector – 8, Charkop, Kandivali (West),
Mumbai – 400 067, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'56.5"N 72°48'49.5"E

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Valuation Prepared for:


Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai - 400 067, 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,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax: +91 22 28371325/24
-  mumbai@vastukala.org

Valuation Report of Residential Flat No. C-102, 1st Floor, 'C' Wing, "Charkop Shree Sai Co-Op. Hsg. Soc. Ltd."
Plot No. 8, Road No. RSC-25, MHADA Layout, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067,
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 Bank Loan Purpose
2	Date of inspection	19.08.2023
3	Name of the owner/ owners	Mr. Sunil Ramakant Maurya
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. C-102, 1 st Floor, 'C' Wing, "Charkop Shree Sai Co-Op. Hsg. Soc. Ltd.", Plot No. 8, Road No. RSC-25, MHADA Layout, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Mr. Sunil R. Maurya (Owner) Contact No.: 8104722518
6	Location, street, ward no	Plot No. 8, Road No. RSC-25, Part – 4, Sector – 8, Charkop, MHADA Layout, Kandivali (West), Mumbai
7	Survey/ Plot no. of land	Survey No. 41, Plot No. 8
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. = 620.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 820.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	RSC Road No. 25
14	If freehold or leasehold land	Leasehold
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	Lessor: Maharashtra Housing and Area Development Authority (MHADA) Lessee: Charkop Shree Sai Co-Operative Housing Society Limited Lease Agreement dated 20.01.1997 – As per Agreement for Sale
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?	Tenant 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 MHADA / MCGM norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Mr. Abhishek Ghosh since last 11 Years

	(ii)	Portions in their occupation	Entire Flat
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Details not available
	(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	Information not available
29		Give details of the water and electricity charges, If any, to be borne by the owner	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
		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 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	Year of Construction – 2007 (As per Agreement for Sale)
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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 21.08.2023 for Residential Flat No. C-102, 1st Floor, 'C' Wing, "Charkop Shree Sai Co-Op. Hsg. Soc. Ltd.", Plot No. 8, Road No. RSC-25, MHADA Layout, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Sunil Ramakant Maurya**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.08.2023 between Mr. Manohar Ramkrishna Shirkar (the Transferor) AND Mr. Sunil Ramakant Maurya (the Transferee).
2	Copy of Occupancy Certificate CHE / A-3437 / BP (WS) / AR dated 20.01.2007 issued by Municipal Corporation of Greater Mumbai
3	Copy of NOC / Bonafied Certificate dated 06.08.2023
4	Copy of Index II

LOCATION:

The said building is constructed on the plot of land bearing Survey No. 41 of Village Charkop, Taluka Borivali, within the Registration Sub-District of Bandra Mumbai. The property falls in Residential Zone. It is at a travelling distance of 5.2 Km. from Kandivali railway station.

BUILDING:

The building under reference is having Ground (pt) + Stilt (pt) + 6 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 residential purpose. 1st Floor is having 4 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 21st August 2023

The Built-up Area of the Residential Flat	:	820.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	.	2007 (As per Agreement for Sale)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	820.00 X 2,800.00 = ₹ 22,96,000.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24.00%
Amount of depreciation	:	₹ 5,51,040.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,38,620.00 per Sq. M. i.e. ₹ 12,878.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,25,930.00 per Sq. M. i.e. ₹ 11,699.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,700.00 per Sq. Ft.
Value of property as on 21.08.2023	:	820.00 Sq. Ft. X ₹ 14,700.00 = ₹ 1,20,54,000.00

(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	:	₹ 1,20,54,000.00 - ₹ 5,51,040.00 = ₹ 1,15,02,960.00
Total Value of the property	:	₹ 1,15,02,960.00
The realizable value of the property	:	₹ 1,03,52,664.00
Distress value of the property	:	₹ 92,02,368.00
Insurable value of the property (820 X 2,800.00)	:	₹ 22,96,000.00
Guideline value of the property (As per Index II)	:	₹ 98,37,648.60

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C-102, 1st Floor, 'C' Wing, "Charkop Shree Sai Co-Op. Hsg. Soc. Ltd.", Plot No. 8, Road No. RSC-25, MHADA Layout, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at ₹ 1,15,02,960.00 (Rupees One Crore Fifteen Lakhs Two Thousand Nine Hundred Sixty 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 **21th August 2023 is ₹ 1,15,02,960.00 (Rupees One Crore Fifteen Lakhs Two Thousand Nine Hundred Sixty 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 (pt) + Stilt (pt) + 6 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	2006 (As per Society Letter)
4.	Estimated future life	43 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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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



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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'56.5"N 72°48'49.5"E

Note: The Blue line shows the route to site from nearest railway station (Kandivali- 5.2 Km.)

Ready Reckoner Rate

**Department of Registration & Stamps**
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

HomeValuation Rules User ManualClose

Year
20232024

Annual Statement of Rates

Language
English

Selected District

Select Village

Search By Survey No Location

Enter Survey No

उपविभाग	सुनी अपीन	निवासी सवतिका	बॉडींग	दुकाने	जोडोपिक	एरफ (Rs./)	Attribute
80/357-धुभाग: भारकोप गावानीस वंपूर्ण मिळवली.	59310	138620	159410	174000	138820	चौरस मीटर	मि.टी.एस. तंबर

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Price Indicators

This screenshot shows a property listing on the 99acres website. The price is ₹1.23 Cr and the property is a 2BHK with 2 bathrooms. The listing includes a main image of a living area, a list of features such as '2 BHK Green Gold Changes & Top' and '21,92,000 sqm sqft', and a 'Places nearby' section with location markers for Chhatrapati Shivaji, Marolli, and other areas.

This screenshot shows another property listing on the 99acres website. The price is ₹1.25 Cr and the property is a 2BHK with 2 bathrooms. The listing includes a main image of a hallway, a list of features such as '2 BHK Green Gold Changes & Top' and '21,92,000 sqm sqft', and a 'Places nearby' section with location markers for Chhatrapati Shivaji, Marolli, and other areas.

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.

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 neighborhood 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 ₹ 1,15,02,960.00 (Rupees One Crore Fifteen Lakhs Two Thousand Nine Hundred Sixty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India, email=manoj@vastukala.org, c=IN
Date: 2023.09.27 11:52:22 +05'30'

Auth. Sign.

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