

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-1719/23-24	Dated 25-Jul-23
Buyer (Bill to) COSMOS BANK- BORIVALI MRO A-2 Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India. 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. 002493 / 2301773	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	18,000.00
	CGST			1,620.00
	SGST			1,620.00
Total				₹ 21,240.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twenty One Thousand Two Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	18,000.00	9%	1,620.00	9%	1,620.00	3,240.00
Total			1,620.00		1,620.00	3,240.00

Tax Amount (in words) : **Indian Rupee Three Thousand Two Hundred Forty Only**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**

Remarks:

Shri. Tushar M. Mehta & Smt. Urvi V. Sampat -
 Commercial Office No. 201, 2nd Floor, "Classic Pentagon
 Premises Co-Op. Soc. Ltd.", Western Express Highway,
 Next to Bisleri Factory, Village – Vile Parle, Andheri (East),
 Mumbai – 400 053 ,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



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd


 Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Tushar M. Mehta & Smt. Urvi V. Sampat**

Commercial Office No. 201, 2nd Floor, "Classic Pentagon Premises Co-Op. Soc. Ltd.",
Western Express Highway, Next to Bisleri Factory, Village – Vile Parle, Andheri (East), Mumbai – 400 053 ,
State - Maharashtra, Country – India.

Latitude Longitude - 19°06'38.3"N 72°51'16.4"E

Valuation Prepared for:

Cosmos Bank

Borivali MRO A-2 Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),
Mumbai - 400 092, 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 OPINION REPORT

The property bearing Commercial Office No. 201, 2nd Floor, "Classic Pentagon Premises Co-Op. Soc. Ltd.", Western Express Highway, Next to Bisleri Factory, Village – Vile Parle, Andheri (East), Mumbai – 400 053, State - Maharashtra, Country – India belongs to **Shri. Tushar M. Mehta & Smt. Urvi V. Sampat.**

Boundaries of the property.

North	:	New Prabhat CHSL
South	:	Gulzar Apartment
East	:	Open Plot
West	:	Western Express Highway

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 2,25,88,705.00 (Rupees Two Crore Twenty Five Lakh Eighty Eight Thousand Seven Hundred Five 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar

B. Chalikwar

Director

Sharadkumar 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 Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.26 10:19:28 +05'30'

Auth. Sign.



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 Commercial Office No. 201, 2nd Floor, "Classic Pentagon Premises Co-Op. Soc. Ltd.",
Western Express Highway, Next to Bisleri Factory, Village – Vile Parle, Andheri (East),
Mumbai – 400 053 , 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	As per the request from Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 25.07.2023 of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2	Date of inspection	21.07.2023
3	Name of the owner/ owners	Shri. Tushar M. Mehta & Smt. Urvi V. Sampat
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Commercial Office No. 201, 2 nd Floor, "Classic Pentagon Premises Co-Op. Soc. Ltd.", Western Express Highway, Next to Bisleri Factory, Village – Vile Parle, Andheri (East), Mumbai – 400053 , State - Maharashtra, Country – India. Contact Person: Mr. Sagar Agwane (Owner's Staff) Mobile No. 8779693870
6	Location, street, ward no	Western Express Highway, Next to Bisleri Factory, Village – Vile Parle, Andheri (East), Mumbai – 400053
7	Survey/ Plot no. of land	CTS No. 115 & 115/1 of Village – Vile Parle (E)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 1,019.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 784.00

		(Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 941.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Western Express Highway, Next to Bisleri Factory, Village – Vile Parle, Andheri (East), Mumbai – 400053
14	If freehold or leasehold land	Free hold
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	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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage 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	₹ 75,000.00 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?	N.A.
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 Commercial Office 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 – 2012 (As per Part Occupancy 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.
	Remark: 1. Various notices are pasted on the main door of the office. 2. As per measurement carpet area is 1,019.00 Sq. Ft. which is more than Built up area of 941.00 Sq. Ft. mentioned Agreement. For the purpose of valuation we have considered area as per Agreement.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 25.07.2023 for Commercial Office No. 201, 2nd Floor, "Classic Pentagon Premises Co-Op. Soc. Ltd.", Western Express Highway, Next to Bisleri Factory, Village – Vile Parle, Andheri (East), Mumbai – 400 053 , State - Maharashtra, Country – India belongs to **Shri. Tushar M. Mehta & Smt. Urvi V. Sampat**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 27.01.2014.
2	Copy of Commencement Certificate No. SRA / ENG / 1820 / KE / PL / AP dated 30.06.2009 issued by Slum Rehabilitation Authority.
3	Copy of Part Occupancy Certificate No. SRA / ENG / 1820 / KE / PL / AP Dated 06.12.2012 issued by Slum Rehabilitation Authority.

LOCATION:

The said building is located at CTS No. 115 & 115/1 of Village – Vile Parle. The property falls in Commercial Zone. It is at a walkable distance 1.5 Km. from Andheri Railway station.

BUILDING:

The building under reference is having Basement + Ground + 11 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 external condition is Good. The building is used for commercial purpose. 2nd Floor is having 3 Commercial Offices. The building is having 2 Lifts.

Commercial Office:

The Commercial Office under reference is situated on the 2nd Floor. The composition of office is Reception Area + 5 Cabins + Pantry Area + 2 Toilets. The commercial office is finished with Vitrified tiles flooring, Glass door frame, Wooden doors shutters, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering with POP finished.

NOTES

1. I, Sharadkumar 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 **25th July 2023 is ₹ 2,25,88,705.00 (Rupees Two Crore Twenty Five Lakh Eighty Eight Thousand Seven Hundred Five 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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Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai [Help on Division](#)

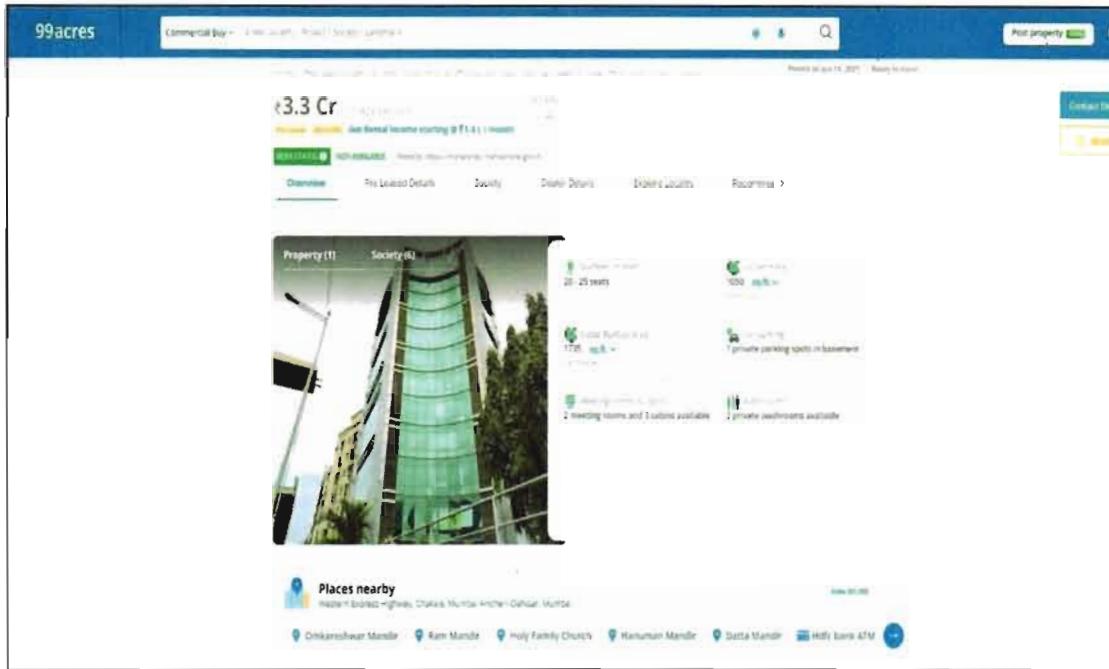
District Name: मुंबई(उपनगर) Zone Name: ३६-वेलेपार पूर्व (अंधरी)

Attribute: सि.टी.एस. नंबर SubZone Name: धुभाग: उत्तरेस गावाची हद्द

Open Land	Residence	Office	Shop	Industry	Unit
108770	215850	248230	315900	215850	Square Meter

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POSTED BY DEALER: POSTED ON JUN 14, 2023

+91 98***543** | *****@*****.com Rs.3 Cr | Classic Pentagon

POONAM | FAIRDEAL REALTORS PVT. LTD. 1725 SQ. FT. | READY TO MOVE OFFICE SPACE

Please fill in your details to be shared with this advertiser only.

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Your reason to buy is Investment Own Business Use

Are you a property dealer Yes No

Name

+91 IND Phone

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OPTIONAL INFORMATION

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3 months 6 months More than 6 months

I am interested in home loan

I am interested in site visits.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **25th July 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, 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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 2,25,88,705.00 (Rupees Two Crore Twenty Five Lakh Eighty Eight Thousand Seven Hundred Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.26 10:20:10 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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