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 Buyer (Bill to)

COSMOS BANK

BHAYANDAR WEST BRANCH

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road,

Bhayander (West), Thane - 401 101, GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code: 27

Invoice No.	Dated		
PG-692/23-24	20-May-23		
Delivery Note	Mode/Terms of Payment		
	AGAINST REPORT		
Reference No. & Date.	Other References		
Buyer's Order No.	Dated		
Dispatch Doc No.	Delivery Note Date		
31485 / 2300694			
Dispatched through	Destination		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services) CGST SGST	997224	18 %	2,000.00 180.00 180.00
	Total			₹ 2,360.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value 2,000.00	Central Tax		State Tax		Total
		Rate	Amount	Rate	Amount	Tax Amount
997224		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

Remarks:

Mr. Bhaveshkumar Sureshkumar Shah & Ms. Minalben Bhavesh Shah - Residential Flat No. 302, 3rd Floor, Building No. 1, "Vaibhav Horizon", New 90 Feet Road, Next to Planetaria Complex, Bhayander (West), Thane - 401101, 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

This is a Computer Generated Invoice

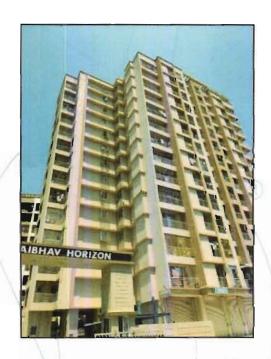








Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Bhaveshkumar Sureshkumar Shah & Ms. Minalben Bhavesh Shah.

Residential Flat No. 302, 3rd Floor, Building No. 1, "Vaibhav Horizon", New 90 Feet Road, Next to Planetaria Complex, Bhayander (West), Thane - 401101, State - Maharashtra, Country - India.

Latitude Longitude - 19°17'23.5"N 72°51'00.8"E

mink.mnovure.Creare

Valuation Prepared for:

Cosmos Bank Bhayandar Branch

Shop No 3,4,5, Rishabh Apartment No. 5A, Patel Nagar no 1, Station road, Bhayandar (West), State - Maharashtra, Country - India.



Mumbai 💡 Thane

Aurangabad Pune Nonded P Delhi NCR P Nashik

Indare Ahmedabad V Jaipur

Rajkot Raipur



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank - Bhayandar Branch / Mr. Bhaveshkumar Sureshkumar Shah (31485/2300694)

Page 2 of 20

Vastu/Mumbai/05/2023/31485/2300694 20/11-305-SKVS

Date: 20.05.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 302, 3rd Floor, Building No. 1, "Vaibhav Horizon", New 90 Feet Road, Next to Planetaria Complex, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India belongs to Mr. Bhayeshkumar Sureshkumar Shah & Ms. Minalben Bhayesh Shah.

Boundaries of the property.

North : Open Plot South : Open Plot

East : Planetaria Complex

West : Internal Road

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 valued for banking purpose for ₹ 48,50,000.00 (Rupees Forty Eight Lakh Fifty 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 valuation report.

Hence certified

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

MANOJ BABURAO CHALIKWAR

URWARI PHYNATE (URTED.
SOFTABROASISATASSI
WAMANAMARITA
RACCI-HABONAN

Auth, Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl.: Valuation report



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

mumbai@vastukala.org

Valuation Report of Residential Flat No. 302, 3rd Floor, Building No. 1, "Vaibhav Horizon", New 90 Feet Road, Next to Planetaria Complex, Bhayander (West), Thane – 401101, 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 20.05.2023 for Banking Purpose		
2	Date of inspection	18.05.2023		
3	Name of the owner/ owners	Mr. Bhaveshkumar Sureshkumar Shah & Ms. Minalben Bhavesh Shah		
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares not available.		
5	Brief description of the property	Address: Residential Flat No. 302, 3 rd Floor, Building No. 1, "Vaibhav Horizon", New 90 Feet Road, Next to Planetaria Complex, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India. Contact Person: Mr. Kuldeep (Carpenter)		
6	Location, street, ward no	New 90 Feet Road, Next to Planetaria Complex, Bhayander (West)		
	Survey/ Plot no. of land	Old Survey No. 563, Hissa No. 4(Part), New Survey No. 205, Hissa No. 4A and Others of Village – Bhayander		
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 LAND	Served by Buses, Auto and Private cars		
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 380.00 Balcony Area in Sq. Ft. = 78.00 Total Carpet Area in Sq. Ft. = 458.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 388.00 (Area as per Agreement for Sale)		



		Built Up Area in Sq. Ft. = 427.00 (RERA Carpet + 10%)
13	Roads, Streets or lanes on which the land is abutting	New 90 Feet Road, Next to Planetaria Complex, Bhayander (West)
14	If freehold or leasehold land	Freehold
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 reate
24	Is the building owner occupied/ tenanted/ both?	Vacant
	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 MBMC norms Percentage actually 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	₹ 10,000.00 Expected rental income per month
	` ′	/compensation/license fee, etc. paid by	
		each	
	(iv)	Gross amount received for the whole	N.A.
	' '	property	
27	Are a	ny of the occupants related to, or close to	Information not available
	busin	ess associates of the owner?	
28	Is ser	parate amount being recovered for the use	N. A.
	of fix	ktures, like fans, geysers, refrigerators,	
	cooki	ng ranges, built-in wardrobes, etc. or for	
	servio	ces charges? If so, give details	(B)
29	Give	details of the water and electricity charges,	N. A.
	If any	, to be borne by the owner	
30	Has	the tenant to bear the whole or part of the	N. A.
		repairs and maintenance? Give particulars	N N
31	If a li	ft is installed, who is to bear the cost of	N. A.
	_	tenance and operation- owner or tenant?	
32		oump is installed, who is to bear the cost of	N. A.
	_	tenance and operation- owner or tenant?	
33	1	has to bear the cost of electricity charges	N. A.
	1	ghting of common space like entrance hall,	/
		s, passage, compound, etc. owner or	1
	tenar		
34		is the amount of property tax? Who is to	Information not available
		it? Give details with documentary proof	<u>/</u>
35		e building insured? If so, give the policy	Information not available
		amount for which it is insured and the	
		al premium	
36		ny dispute between landlord and tenant	N. A.
		ding rent pending in a court of rent?	
37		any standard rent been fixed for the	N.A. Create
	1 '	ises under any law relating to the control	
	of rer		
20	SALI		As not sub-recision of assured
38		instances of sales of immovable property	As per sub registrar of assurance records
		locality on a separate sheet, indicating the e and address of the property, registration	
		, , , , ,	
39		cale price and area of land sold.	N. A. so the property under consideration in a
33	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 calc	e instances are not available or not relied	N. A.
40		, the basis of arriving at the land rate	IV. A.
	-	OF CONSTRUCTION	
	0031	O CONSTRUCTION	





41	Year of commencement of construction and year of completion	2022 (As per 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:		
	 As per Site Inspection, Actual Total Carpet Area 458.00 Sq. Ft. (Including Balcony Area) is more than RERA Carpet Area 388.00 Sq. Ft. mentioned in the agreement provided to us. We have considered area mentioned in the documents. At the time of site inspection, interior work was in progress. 		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bhayandar Branch for Housing Loan as on 20.05.2023 for Residential Flat No. 302, 3rd Floor, Building No. 1, "Vaibhav Horizon", New 90 Feet Road, Next to Planetaria Complex, Bhayander (West), Thane — 401101, State — Maharashtra, Country — India belongs to Mr. Bhaveshkumar Sureshkumar Shah & Ms. Minalben Bhavesh Shah.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 05.04.2023.		
2	Copy of RERA Registration Certificate No. P51700017467 dated 13.08.2018.		
3	Copy of Occupancy Certificate No. MNP / NR / 14 / 2022 - 2023 dated 04.04.2022 issued by Mira		
	Bhayander Municipal Corporation.		

LOCATION:

The said building is located at Old Survey No. 563, Hissa No. 4(Part), New Survey No. 205, Hissa No. 4A and Others of Village – Bhayander, Taluka & District – Thane. The property falls in residential zone. The surrounding locality is residential.

BUILDING:

The building under reference is having Ground (Part) + Stilt (Part) + 13 Upper Floors. It is a R.C.C. Framed Structure framed structure with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. 3rd floor is having 5 Residential Flat. 2 Lifts provided in the building.





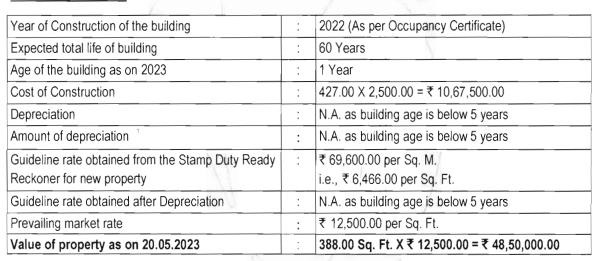
Residential Flats:

The Residential Flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., 1BHK + 2 Toilets). The Residential Flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder Coated Aluminium Sliding windows & Concealed electrification, Cement plastering with POP false ceiling.

Valuation as on 20th May 2023.

The Carpet Area of the Residential Flat	:	388.00 Sq. Ft.

Deduct Depreciation:



(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 20.05.2023	:	₹ 48,50,000.00	
Total Value of the property	i	₹ 48,50,000.00	
The realizable value of the property	VVC	₹ 43,65,000.00	
Distress value of the property	:	₹ 38,80,000.00	
Insurable value of the property (427.00 X ₹ 2,500.00)	:	₹ 10,67,500.00	
Guideline value (As per Index II)	:	₹ 30,10,060.80	

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 302, 3rd Floor, Building No. 1, "Vaibhav Horizon", New 90 Feet Road, Next to Planetaria Complex, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India this particular purpose at ₹ 48,50,000.00 (Rupees Forty Eight Lakh Fifty Thousand Only) as on 20th May 2023.





NOTES

- 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 May 2023 is ₹ 48,50,000.00 (Rupees Forty Eight Lakh Fifty
 Thousand 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:

ANNEXURE TO FORM 0-1

Technical details

Main Building

1.	No. of floors and height of each floor	Ground (Part) + Stilt (Part) + 13 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3rd Floor
3	Year of construction	2022 (As per Occupancy Certificate)
4	Estimated future life	59 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 door, Powder coated aluminium sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering
12	Roofing	g and terracing	R.C.C. Slab
13		architectural or decorative s, if any	No
14	conduit		Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitar	y 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	Compo	und wall	6'.0" High, R.C.C. column with B. B. masonry wall
	Height	and length	
	Type of	f construction	
18	No. of I	ifts and capacity	2 Lifts
19	Underg	round sump – capacity and type of	R.C.C tank
20	Over-he	ead tank	R.C.C tank on terrace
	Location, capacity Think.Innov Type of construction		ate.Create
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



Actual site photographs















Route Map of the property Site u/r





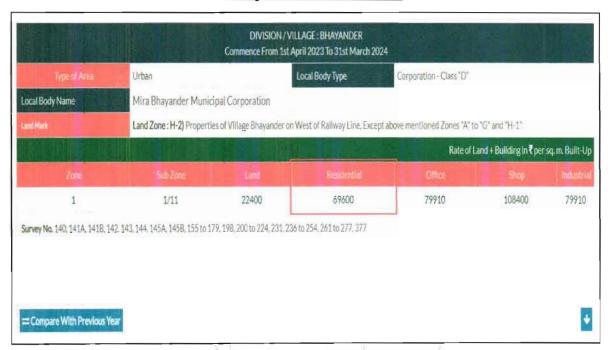
<u>Latitude Longitude - 19°17'23.5"N 72°51'00.8"E</u>

Note: The Blue line shows the walkable route distance to site from nearest railway station (Bhayandar – 3.2 M.)





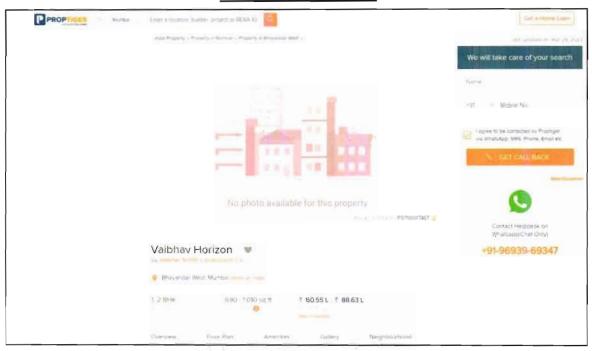
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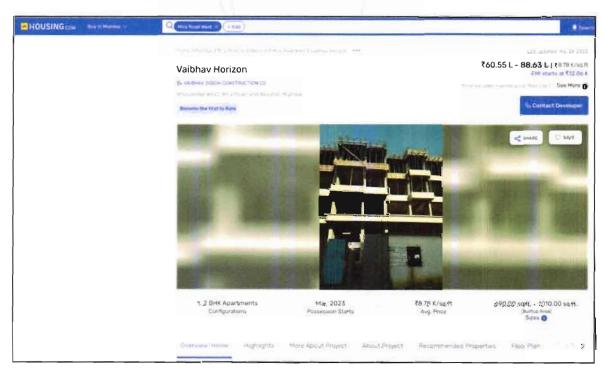






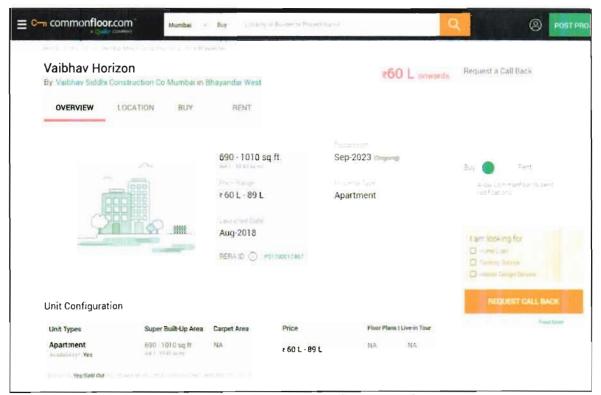
Price Indicators







Price Indicators





Think.Innovate.Create



731676	सूची क्र.2	दुय्यम निबंधक - सह दु.नि. ठाणे ४
19-05-2023 Note: -Generated Through eSearch Module For original report please contact concern SRO office		दस्त क्रमांक 7346/2023 नोदंणी · Regn.63m
JOHNSON STATE		
ा विलेखाचा प्रकार	गावाचे नावः भाईंदर	
	करारनामा	
(२)मोबदला	4300000	
त् बाजारभाव(भाडेपटटयाच्या बाबिततपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे।	3010060.8	
(अ) भू.मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	भाईंदर.एच-2 वार्ड.विभाग क्र. । 11.जुना स.नं. 205,हिस्सा नं. 4ए.4बी.4सी यावरील 1.वैभव हॉरीझोन.न्यू 90 फुट रोड.नेक्सट	र वर्णन :. इतर माहिती: . इतर माहिती: मौजे स.नं. 563.हिस्सा नं. 4पार्ट,4पार्ट,4पार्ट,नविन त सदनिका नं. 102.पहिला मजला.बिल्डिंग नं. टू प्लॅनिटेरिअम कॉम्प्लेक्स.भाईंदर पश्चिम,तालुक 4 चौ मीटर व इतर सदर दस्तामध्ये नमुद न स.नं. 205. हिस्सा नं. 4/1.4B,4C .))
(5) क्षेत्रफळ	36.04 चौ.मीटर	
(ठ)आकारणी किंवा जुड़ी देण्यात असेल तेव्हा		
ि दस्तऐवज करुन देणा-या:लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव . में. वैभव सिद्धी कंस्ट्रक्शन कंपनीचे भागिदार विशाल सी. गुप्ता तर्फे कु.मु.म्हणुन विनय सी. राऊत वय -51 पता-प्लॉट नं: -, माळा नं -, इमारतीचे नाव 422 बी. पहिला मजला, देवनार फार्म रोड कपुर बंगला जवळ, चेबुर, मुंबई, ब्लॉक नं -, रोड नं -, महाराष्ट्र, मुम्बई पिन कोड -400088 पॅन नं - AAPFV7030A	
८८।दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिये नाव व पत्ता	1) नाव-संदीप महेंद्र शाह वय-39, पत्ता-प्लॉट नं: -, माळा नं -, इमारतीचे नाव जी-3, तळ मजला, बी विंग, वालचंद आधाब, 150 फुट रोड, फ्लाय ओवर ब्रिज जवळ, भाईंदर पश्चिम, जिल्हा ठाणे, ब्लॉक नं, रोड नं -, महाराष्ट्र, ठाणे पिन कोड:-401101 पॅन नं -AXTPS8336B 2) नाव:-अंकीता संदीप शाह वय:-37; पत्ता-प्लॉट नं -, माळा नं -, इमारतीचे नाव जी-3, तळ मजला, बी विंग, वालचंद आशिष, 150 फुट रोड, फ्लाय ओवर ब्रिज जवळ, भाईंदर पश्चिम, जिल्हा ठाणे, ब्लॉक नं: -, रोड नं -, महाराष्ट्र, ठाणे पिन कोड:-401101 पॅन नं -DHWPS3836N	
(९) दस्तऐवज करून दिल्याचा दिनांक	21/04.2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21-04-2023	
त्ता अनुक्रमांक.खंड व पृष्ठ	7346/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13)बाजारभावाप्रमाणे नींदणी शुल्क	30000	
(1-1)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -	मुल्यांकनाची आवश्यकता नाही कारण उ केलेले मुल्यांकन	आधी केलेले मुल्यांकन कारणाचा तपशील आधी
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal annexed to it.	Corporation or any Cantonment area



ISO 1337 19-05-2023 Note: Generated Through eSearch	सूची क्र.2	दुय्यम निबंधक . सह दु.नि.ठाणे ७ दस्त क्रमांक : 3504/2023 नोटंणी		
Module For onginal report please contact concern SRO office	!	Regn:63m		
गावाचे नाव : भाईंदर				
त । विलेखाचा प्रकार	करारनामा			
(2)मोबदला	4300000			
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2981664			
्नः भू.मापन.पोटहिस्सा व घरक्रमांकः(असल्यास)	भाईंदर.एच-2 वार्ड.विभाग क्र. 111.जु स.नं. 205.हिस्सा नं. 4ए.4बी.4सी यावर 2.वैभव हॉरीझोन.न्यू %) फुट रोड.नेक्स जिल्हा ठाणे व सदिनिकेचे कारपेट क्षेत्र	त्तर वर्णन इतर माहिती: . इतर माहिती: मौजे ना स.नं. 563.हिस्सा नं. 4पार्ट,4पार्ट.4पार्ट.नविन रील सदनिका नं. 101.पहिला मजला.बिल्डिंग नं. ाट टू प्लॅनिटेरिअम कॉम्प्लेक्स,भाईंदर पश्चिम.तालुक 35.70 चौ. मीटर व इतर सदर दस्तामध्ये नमुद विन स.नं. 205. हिस्सा नं. 4A.4B.4C .))		
(६) क्षेत्रफळ	35.70 चौ.मीटर			
(६)आकारणी किंवा जुडी देण्यात असेल तेव्हा				
ा दस्तऐवज करून देणाः गाःशिहून ठेवणाः गा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव. में वैभव सिद्धी कंस्ट्रक्शन कंपनीचे भागिदार विशाल सी गुप्ता - तफ्रें कु मु.म्हणुन विनय सी राऊत यय -5। पत्ता-प्लॉट नं -, माळा नं -, इमारतीचे नाव 42% बी, पहिला मजला, दैवनार फार्म रोड, कपुर बंगला जवळ, चेंबुर, मुंबई, ब्लॉक नं -, रोड नं -, महाराष्ट्र, मुख्बई पिन कोड -400% प्रेंन नं - AAPFV7030A			
(४)द्रस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नं 4 जय अंबे माता मंदिर रोड़ बिना हॉटेल जा महाराष्ट्र. ठाणे पिन कोड -401101 पॅन नं -8 21: नाव. मनिष विक्रमभाई शाह वय -55: नं 4. जय अंबे माता मंदिर रोड, बिना हॉटल जा महाराष्ट्र ठाणे पिन कोड -401101 पॅन नं -8 3). नाव. प्रतिक मनिषभाई शाह वय -26, !	पता,-प्लॉट नं -, माळा नं -, इमारतीचे नाव. ए.161. गौतम नग वळ, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं -, रोड नं -, n.tspssnssx पता -प्लॉट नं, -, माळा नं -, इमारतीचे नाव ए.161. गौतम नग वळ, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं -, रोड नं,		
19) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023			
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2023			
(11)अनुक्रमांक.खंड व पृष्ठ	3504-2023			
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301000			
(13)बाजार'भावाप्रमाणे नोंदणी शुल्क	30000			
(1-1)शेरा				
मुल्यांकनासाठी विचारात घेतलेला तपशील				
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Munici annexed to it.	pal Corporation or any Cantonment area		



9-05-2023	सूची क्र.2	दुय्यम निबंधक) सह दु.नि. ठाणे 🖟
		दस्त क्रमांक 8828/2023
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oncern SRO office		Regn:63m
	गावाचे नाव: भाईंदर	
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6300000	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4008960	
(न) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: . इतर माहिती: मौजे भाईंदर.एच-2 वार्ड.विभाग क्र. । 11.जुना स.नं. 563.हिस्सा नं. 4पार्ट.4पार्ट.नविन स.नं. 205.हिस्सा नं. 4ए.4बी.4सी यावरील सदिनका नं. 404.चौथा मजला.बिल्डिंग नं. 1.वैभव हॉरीझोन.न्यू 90 फुट रोड.नेक्सट टू प्लॅनिटेरिअम कॉम्प्लेक्स,भाईंदर पश्चिम,तालुक जिल्हा ठाणे.सदिनकेचे कारपेट क्षेत्र 48.00 चौ मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे.((Survey Number : नविन स.नं. 205. हिस्सा नं. 4/1.4B,4C .))	
(२) क्षेत्रफळ	48.00 चौ.मीटर	
ı Gı आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
ः दस्तऐवज करुन देणा-याःलिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव. में वैभव सिद्धी कंस्ट्रक्शन कंपनीचे भागिदार विशाल सी गुप्ता तर्फे कु.मु म्हणुन विनय सी. राऊत वय -51 पता-प्लॉट नं - माळा नं -, इमारतीचे नाव: 422/बी, पहिला मजला, देवनार फार्म रोड कपुर बंगला जवळ, चेंबुर, मुंबई, ब्लॉक नं -, रोड नं: -, महाराष्ट्र, मुम्बई पिन कोड: 400088 पॅन नं - AAPFV 1030A	
(८)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नावः-केविन संदेश शाहः वयः-35; पत्ताः-प्लॉट नं -, माळा नं: -, इमारतीचे नावः बी-106, अलंकार अपार्टमेंट, महाराणा प्रताप गार्डन आय-2 जवळ नारायण नगर, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं, रोर नं: -, महाराष्ट्र, ठाणे पिन कोडः-401101 पैन नं -CHOPS3776A 2: नावः-सदेश अनंतराय शाहः वयः-61; पत्ताः-प्लॉट नं: -, माळा नं: -, इमारतीचे नावः बी-106, अलंकार अपार्टमेंट, महाराणा प्रताप गार्डन आय-2 जवळ, नारायण नगर, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं: -, रोर नं -, महाराष्ट्र, ठाणे पिन कोडः-401101 पॅन नं -AFGPS1811L	
(५) दस्तऐवज करून दिल्याचा दिनांक	18-05:2023	
(1))दस्त नोंदणी केल्याचा दिनांक	18 05 2023	
11) अनुक्रमांक, खंड व पृष्ठ	8828:2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	411000	
(1.3)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(1)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



9-05-2023	सूची क्र.2	दुय्यम निबंधक . सह दु.नि.ठाणे ७ दस्त क्रमांक - 5349/2023
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. 0-1	गावाचे नाव : भाईंदर	
(।)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4300000	
(३) बाजारभावःभाडेपटटयाच्या बाबिततपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे।	3010060.8	
ः। भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन: , इतर माहिती: , इतर माहिती: मौजे भाईंदर.एच-2 वार्ड.विभाग क्र. 1711.जुना स.नं. 563.हिस्सा नं. 4पार्ट.4पार्ट.4पार्ट.निवन स.नं. 205.हिस्सा नं. 4ए.4बी.4सी यावरील सदिनका नं. 202.दुसरा मजला.बिल्डिंग नं. 1,वैभव हॉरीझोन.न्यू 90 फुट रोड.नेक्सट टू प्लॅनिटेरिअम कॉम्प्लेक्स.भाईंदर पश्चिम.तालुक जिल्हा ठाणे.सदिनिकेचे कारपेट क्षेत्र 36.04 चौ मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे.((Survey Number : निवन स.नं. 205. हिस्सा नं. 4A.4B.4C .))	
(5) क्षेत्रफळ	.36.04 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
ः दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1), नाव:-में. वैभव सिद्धी केस्ट्रक्शन कंपनीचे भागिदार विशाल सी गुप्ता तफें कु. मु म्हणुन विनय सी. राक्तत वय-51 पता-प्लॉट नं-, माळा नं -, इमारतीचे नाव 422 बी, पहिला मजला, देवनार फार्म रोड. कंपुर बंगला जवळ, चेंबुर, मुंबई, ब्लॉक नं -, रोड नं -, महाराष्ट्र, मुम्बई पिन कोड-400088 पॅन नं - AAPFV7030A	
.८.दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	11: नाव -जयमीन शशिकांत शाह वय-35; पत्ता-प्लॉट नं, माळा नं, इमारतीचे नाव बी-266, विश्वला अपार्टमेंट, कांजी स्वामी मार्ग. देवचंद नगर, जैन मंदिर मार्गे, भाईदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं -, रोड नं -, महाराष्ट्र ठाणे . यिन कोड -101101 पॅन नं -BSDP\$2933K 2): नावप्रियंकाबेन जयमीन शाह वय-32, पत्ता-प्लॉट नं -, माळा नं -, इमारतीचे नाव बी-206, व्रिश्चला अपार्टमेंट, कांजी स्वामी मार्ग. देवचंद नगर, जैन मंदिर मार्गे, भाईदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं -, रोड नं -, महाराष्ट्र, ठाणे पिन कोड -401101 पॅन नं -BSYP\$5833R	
(५) दस्तऐवज करुन दिल्याचा दिनांक	22/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2023	
ा। अनुक्रमांक खंड व पृष्ठ	5349/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(1-1)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Munici annexed to it.	pal Corporation or any Cantonment area



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 20th May 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:

- Buyer and seller are motivated by self-interest.
- 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.
- 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.
- 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 ₹ 48,50,000.00 (Rupees Forty Eight Lakh Fifty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Auth. Sign.

Director

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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