

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. PG-692/23-24 Dated 20-May-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 31485 / 2300694 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
	Total			₹ 2,360.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Three Hundred Sixty Only

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

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only.**

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

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**


 UPI Virtual ID : **Vastukala@icici**

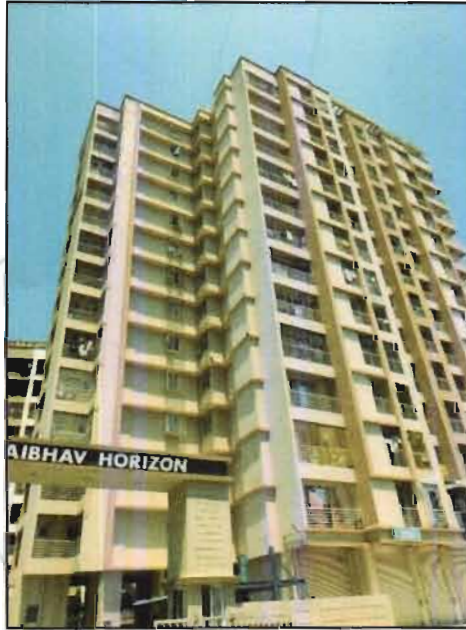
for Vastukala Consultants (I) Pvt Ltd

 Authorized 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

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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.



Our Pan India Presence at :

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

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



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. Bhaveshkumar Sureshkumar Shah & Ms. Minalben Bhavesh 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. 

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=9922b6-4a2954d03a0c79a2440574499c3d334418391
13379c17a1805652, postalCode=400009, st=Maharashtra,
serialNumber=4145a556a8bc8f84d2a65a8f0c1dab317818d24f2
4a2f2a274e3275a2936c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.20 11:29:28 +0530

Auth. Sign.



Director

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



Our Pan India Presence at :

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

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

		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
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 /compensation/license fee, etc. paid by each	₹ 10,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential 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	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.
<p>Remark:</p> <ol style="list-style-type: none"> 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:

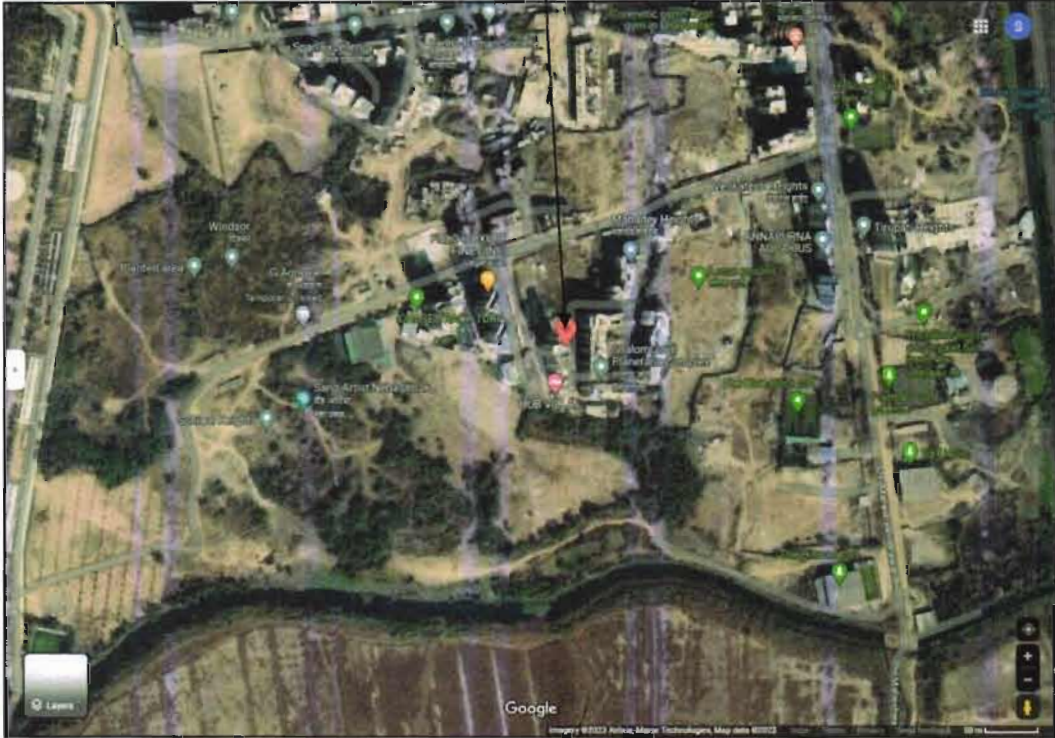
The building under reference is having Ground (Part) + Stilt (Part) + 13 Upper Floors. It is a R.C.C. Framed Structure framed structure with 9" thick external walls and 6" thick internal POP finished brick walls. The walls are having sand faced plaster from outside. The Staircase is of R.C.C. with R.C.C. 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.

Actual site photographs



Route Map of the property

Site,u/r



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

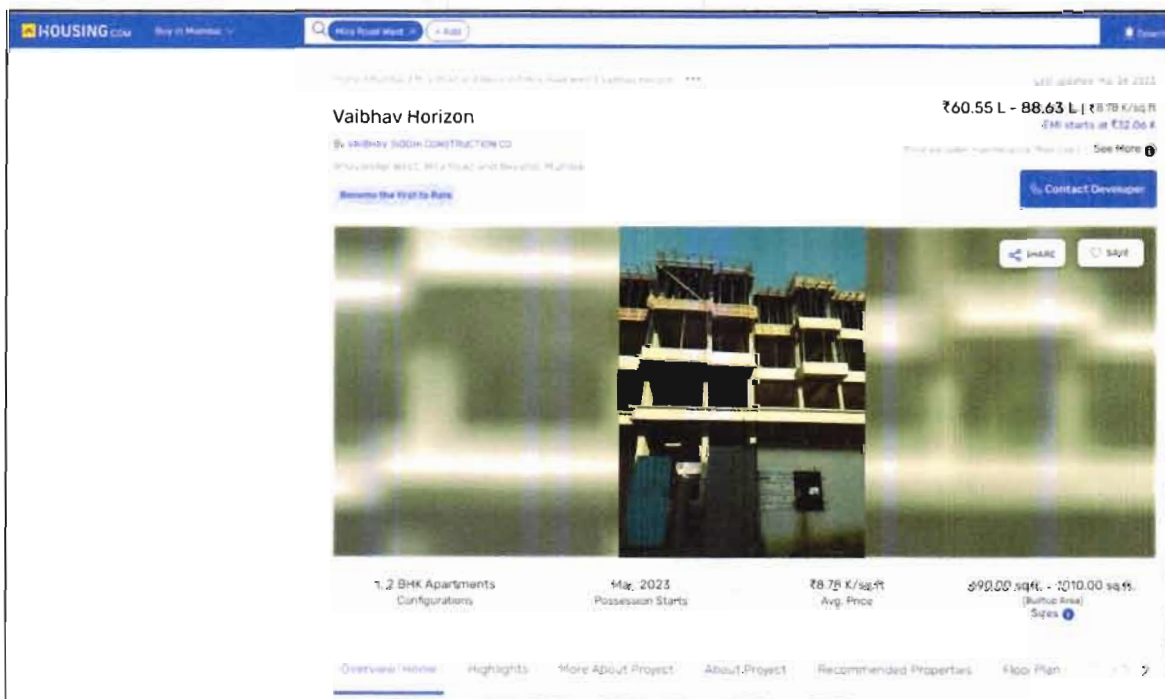
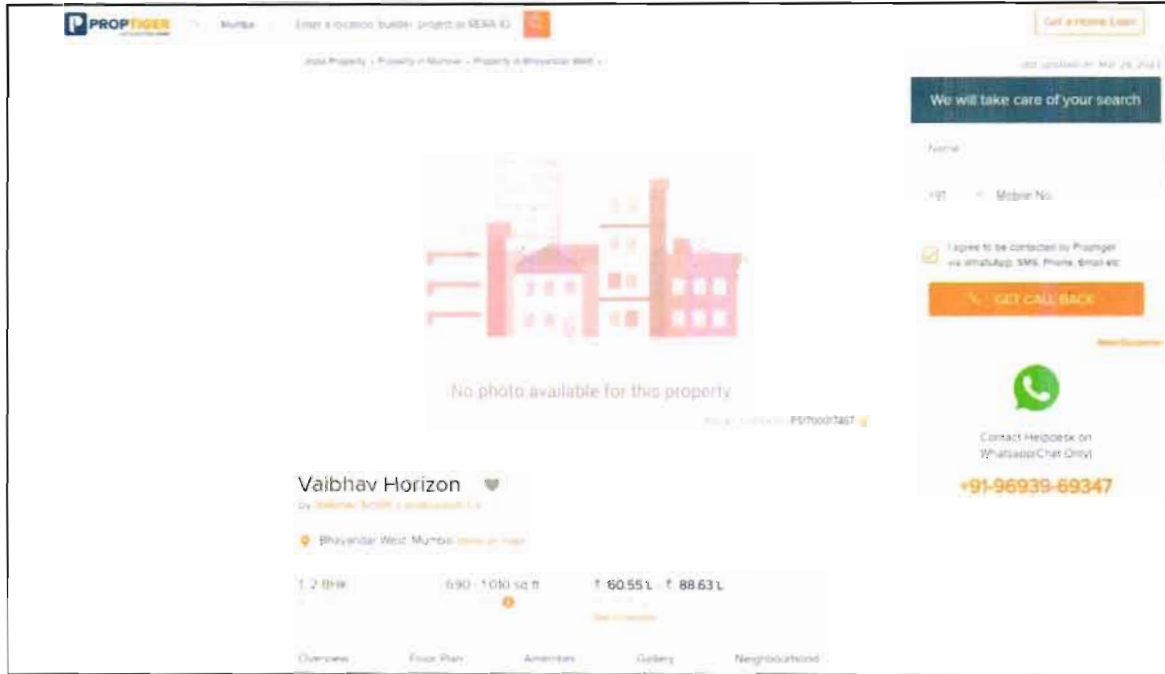
Note: The Blue line shows the walkable route distance to site from nearest railway station (Bhayandar – 3.2 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : BHAYANDER						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land Zone : H-2) Properties of Village Bhayander on West of Railway Line, Except above mentioned Zones "A" to "G" and "H-1"					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/11	22400	69600	79910	108400	79910
Survey No. 140, 141A, 141B, 142, 143, 144, 145A, 145B, 155 to 179, 198, 200 to 224, 231, 236 to 254, 261 to 277, 377						
Compare With Previous Year						

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Price Indicators



Price Indicators

Vaibhav Horizon
By Vaibhav Siddha Construction Co Mumbai in Bhayandar West

₹60 L onwards Request a Call Back

OVERVIEW LOCATION BUY RENT

690 - 1010 sq ft.
SBA: 11.82 sq.mt

Price Range
₹ 60 L - 89 L

Launched Date
Aug-2018

REERA ID P51790017467

Possession
Sep-2023 (Ongoing)

Unit Type
Apartment

Buy **Rent**

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
Apartment Availability: Yes	690 - 1010 sq ft SBA: 11.82 sq.mt	NA	₹ 60 L - 89 L	NA NA

I am looking for

- Home Loan
- Valuing Service
- Interior Design Service

REQUEST CALL BACK



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Sale Instance

734676	सूची क्र.2	दुयम निबंधक - सह दु.नि. ठाणे 4
19-05-2023		दस्त क्रमांक 7346/2023
Note -Generated Through eSearch Module For original report please contact concern SRO office		नोदणी Regn.63m
गावाचे नाव : भाईदर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4300000	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3010060.8	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक असल्यास	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: मौजे भाईदर.एच-2 वार्ड.विभाग क्र. 1.11.जुना स.नं. 563.हिस्सा नं. 4पार्ट,4पार्ट,4पार्ट,नविन स.नं. 205.हिस्सा नं. 4ए.4बी.4सी यावरील सदनिका नं. 102.पहिला मजला.बिल्डिंग नं. 1.वैभव हॉरीझोन.न्यू 90 फुट रोड,नेक्सट टू प्लॅनिटेरिअम कॉम्प्लेक्स.भाईदर पश्चिम,तालुका जिल्हा ठाणे.सदनिकेचे कारपेट क्षेत्र 36.04 चौ मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे.((Survey Number - नविन स.नं. 205. हिस्सा नं. 4A.4B.4C .))	
(5) क्षेत्रफळ	36.04 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -मॅ. वैभव सिद्धी कंस्ट्रक्शन कंपनीचे भागिदार विशाल सी गुप्ता तर्फे कु.मु. म्हणून विनय सी राऊत - - वय -51 पत्ता -प्लॉट नं. - . माळा नं. - . इमारतीचे नाव -422/बी. पहिला मजला. देवनार फार्म रोड कपुर बंगला जवळ, चेंबुर, मुंबई, ब्लॉक नं. - , रोड नं. - . महाराष्ट्र, मुंबई पिन कोड -400088 पॅन नं. -AAPFV7030A	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -संदीप महेंद्र शाह - - वय -39, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव जी-3, तळ मजला, बी विंग, वालचंद आशिष, 150 फुट रोड, फ्लाय ओवर ब्रिज जवळ, भाईदर 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, भाईदर पश्चिम, जिल्हा ठाणे, ब्लॉक नं. - , रोड नं. - . महाराष्ट्र, ठाणे पिन कोड -401101 पॅन नं. -DHWPS3836N	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023	
(10) दस्त नोदणी केल्याचा दिनांक	21/04/2023	
(11) अनुक्रमांक.खंड व पृष्ठ	7346/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -	मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instance

3504337 19-05-2023 Note: Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक . सह दु.नि.ठाणे 7 दस्त क्रमांक : 3504/2023 नोदणी Regn:63m
गावाचे नाव : भाईदर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4300000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2981664	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन . इतर माहिती: . इतर माहिती: मौजे भाईदर.एच-2 वार्ड.विभाग क्र. 1.11.जुना स.नं. 563.हिस्सा नं. 4पार्ट.4पार्ट.नविन स.नं. 205.हिस्सा नं. 4ए.4बी.4सी यावरील सदनिका नं. 101.पहिला मजला.बिल्डिंग नं. 2.वैभव हॉरीझोन.न्यू 90 फुट रोड.नेक्सट टू प्लॅनिटॅरिअम कॉम्प्लेक्स.भाईदर पश्चिम.तालुका जिल्हा ठाणे व सदनिकेचे कारपेट क्षेत्र 35.70 चौ. मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे.((Survey Number : नविन स.नं. 205. हिस्सा नं. 4A.4B.4C.))	
(5) क्षेत्रफळ	35.70 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव .मै वैभव सिद्धी कंस्ट्रक्शन कंपनीचे भागिदार विशाल सी गुप्ता . तर्फे कु मु म्हणुन विनय सी रॉऊत वय -51 पत्ता -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 पिन नं -AAPFV7030A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव .मनीषा मनिषभाई शाह -- वय -53; पत्ता -प्लॉट नं . माळा नं . इमारतीचे नाव. ए.101. गौतम नगर नं 4 जय अंबे माता मंदिर रोड. विना हॉटेल जवळ. भाईदर पश्चिम. जिल्हा ठाणे, ब्लॉक नं . रोड नं . महाराष्ट्र. ठाणे पिन कोड -401104 पिन नं -BRLBPS1310N 2): नाव .मनिष विक्रमभाई शाह -- वय -55; पत्ता -प्लॉट नं . माळा नं . इमारतीचे नाव. ए.101. गौतम नगर नं 4 जय अंबे माता मंदिर रोड. विना हॉटेल जवळ. भाईदर पश्चिम. जिल्हा ठाणे, ब्लॉक नं . रोड नं . महाराष्ट्र. ठाणे पिन कोड -401104 पिन नं -BRLBPS3758N 3): नाव .प्रतिक मनिषभाई शाह -- वय -26; पत्ता -प्लॉट नं . माळा नं . इमारतीचे नाव. ए.101. गौतम नगर नं 4 जय अंबे माता मंदिर रोड. विना हॉटेल जवळ. भाईदर पश्चिम. जिल्हा ठाणे, ब्लॉक नं . रोड नं . महाराष्ट्र. ठाणे पिन कोड -401104 पिन नं -BRLBPS4194J	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023	
(10) दस्त नोदणी केल्याचा दिनांक	24/02/2023	
(11) अनुक्रमांक.खंड व पृष्ठ	3504/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instance

5349337 19-05-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक . सह दु.नि.ठाणे 7 दस्त क्रमांक 5349/2023 नोंदणी - Regn 63m
गावाचे नाव : भाईदर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4300000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3010060.8	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती. इतर माहिती: मौजे भाईदर.एच-2 वार्ड.विभाग क्र. 1.11.जुना स.नं. 563.हिस्सा नं. 4पार्ट.4पार्ट.4पार्ट.नविन स.नं. 205.हिस्सा नं. 4ए.4बी.4सी यावरील सदनिका नं. 202.दुसरा मजला.बिल्डिंग नं. 1.वैभव हॉरीझोन.न्यू 90 फुट रोड.नेक्सट टू प्लॅनिटेरिअम कॉम्प्लेक्स भाईदर पश्चिम.तालुका जिल्हा ठाणे.सदनिकेचे कारपेट क्षेत्र 36.04 चौ मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे. ((Survey Number : नविन स.नं. 205. हिस्सा नं. 4A.4B.4C .))	
(5) क्षेत्रफळ	36.04 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1) नाव.-में. वैभव सिद्धी कस्ट्रक्शन कंपनीचे भागिदार विशाल सी गुप्ता तर्फे कु मु म्हणुन विनय सी. राऊत - - वय -51 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव 422 बी. पहिला मजला देवनार फार्म रोड. कपूर बंगला जवळ. चेंबुर, मुंबई. ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई पिन कोड -400088 पॅन नं. -AAPFV7030A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -जयमीन शशिकांत शाह - - वय -35, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव बी-206, त्रिशला अपार्टमेंट, कांजी स्वामी मार्ग, देवचंद नगर, जैन मंदिर मागे, भाईदर पश्चिम, जिल्हा ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -401101 पॅन नं. -B3DPS2933K 2) नाव -प्रियंकाबेन जयमीन शाह - - वय -32, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव बी-206, त्रिशला अपार्टमेंट, कांजी स्वामी मार्ग, देवचंद नगर, जैन मंदिर मागे, भाईदर पश्चिम, जिल्हा ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे पिन कोड -401101 पॅन नं. -B3YPS5833R	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2023	
(11) अनुक्रमांक. खंड व पृष्ठ	5349/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BK, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
serial=1, 2.5.4.20=992220546e151db079a268101349075e130f7
133111279617a180551, postalCode=400009,
email=manoj@vst.com,
serialNumber=4156x566ac0c080024556f40c0e11318
020f90282e29a127962100, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.05.20 11:30:19 +05'30'

(Handwritten Signature)
Auth. Sign.

Director

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

Think.Innovate.Create



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