

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-2625/23-24	Dated 25-Sep-23
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, 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. 003838 / 2302707	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. Girish Bharat Chavan - Residential Flat No. 3109, 31st Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, 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</p>	<p>Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code : THANE CHARAI & ICIC0003405</p> <div style="text-align: center;">  </div> <p>UPI Virtual ID : VASTUKALATHANE@icici for Vastukala Consultants (I) Pvt Ltd</p> <p style="text-align: right;">Authorised Signatory</p>
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This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Girish Bharat Chavan**

Residential Flat No. 3109, 31st Floor, Building No. 28, "Runwal Gardens Phase 3 Building No. 27 & 28",
Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dornbivali (East),
Thane – 421 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'55.5"N 73°05'03.3"E

Think.Innovate.Create

Valuation Done for:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane,
PIN Code - 400605, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

Regd. Office : 'B1-001', U/F1 Floor, Boomerang,
Chandivli, Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 3109, 31st Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivli (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Mr. Girish Bharat Chavan**.

Boundaries of the property.

North	: Open Plot
South	: Usarghar Betwade Road
East	: Internal Road
West	: Runwal Gardens - T24

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 **₹ 60,39,000.00 (Rupees Sixty Lakh Thirty Nine Thousand Only)**. **As per Site Inspection 45% Construction Work is Completed.**

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**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, email=manoj@vastukala.org, c=IN, postalCode=400016, st=Maharashtra,
serialNumber=1, s=Manoj Baburao Chalikwar, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.25 17:58:11 +05'30'

Auth. Sign.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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. 3109, 31st Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, 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 25.09.2023 for Banking Purpose
2	Date of inspection	20.09.2023
3	Name of the owner/ owners	Mr. Girish Bharat Chavan
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. 3109, 31 st Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India. Contact Person: Ms. Divya (Sale Person) Contact No. 8591109084
6	Location, street , ward no	Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane
7	Survey/ Plot no. of land	Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3 & others of Village – Gharivali and 44/1, 44/2, 44/3, 44/5, 44/6 & Other of Village - Usarghar
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. = 528.00 Deck Area in Sq. Ft. = 21.00 Total Carpet Area in Sq. Ft. = 549.00 (Area as per Agreement for sale)

		Built up Area in Sq. Ft. = 604.00 (Carpet Area as per Agreement + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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?	Building is under Construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Building is under Construction
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MMRDA / KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,000.00 Expected rental income per month after building completion
	(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 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	Building is under Construction
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.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 25.09.2023 for Residential Flat No. 3109, 31st Floor, Building No. 28, "**Runwal Garden Phase 3 Building No. 27 & 28**", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Mr. Girish Bharat Chavan**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.11.2022 between Runwal Residency Private Limited (the Promoter) and Mr. Girish Bharat Chavan (Allottee/s)
2	Copy of RERA Registration Certificate No. P51700026927 dated 03.11.2020.
3	Copy of Commencement Certificate No. SROT / Growth Centre / 2401 / BP / ITP – Usarghar – Gharivali – Sagaon – 01 / Site-A / Vol – XVI / 782 / 2020 dated 14.10.2020 issued by Mumbai Metropolitan Region Development Authority (As downloaded from RERA site).

LOCATION:

The said building is located at Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3 & others of Village – Gharivali and 44/1, 44/2, 44/3, 44/5, 44/6 & Other of Village - Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane. The property falls in Residential Zone. It is at travelling distance of 6.4 Km. from Dombivli railway station.

BUILDING:

The building under reference is having Still + 32 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 residential purpose. 31st Floor is having 10 Residential Flat. The building is having 5 lifts

At the time of inspection, the property was under construction. Extent of completion are as under:

Foundation	Completed	RCC Plinth	Completed
Ground/Stilt Floors	Completed	Floors	Up to 18 Floors Completed
Internal & External Brick Work	Up to 18 Floors Completed	Internal & External Plastering	Up to 18 Floors Completed
Total	45% Work Completed		

Residential Flat:

The property is a residential Flat No. 3109 in under construction building. The flat is located on 31st floor in the said under construction building. The composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage. (i.e. 1 BHK + 1 Toilet). The residential flat will be finished with Proposed Vitrified flooring, Teak wood door frame with flush shutter door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 25th September 2023

The Total Carpet Area of the Residential Flat	:	549.00 Sq. Ft.
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Deduct Depreciation:

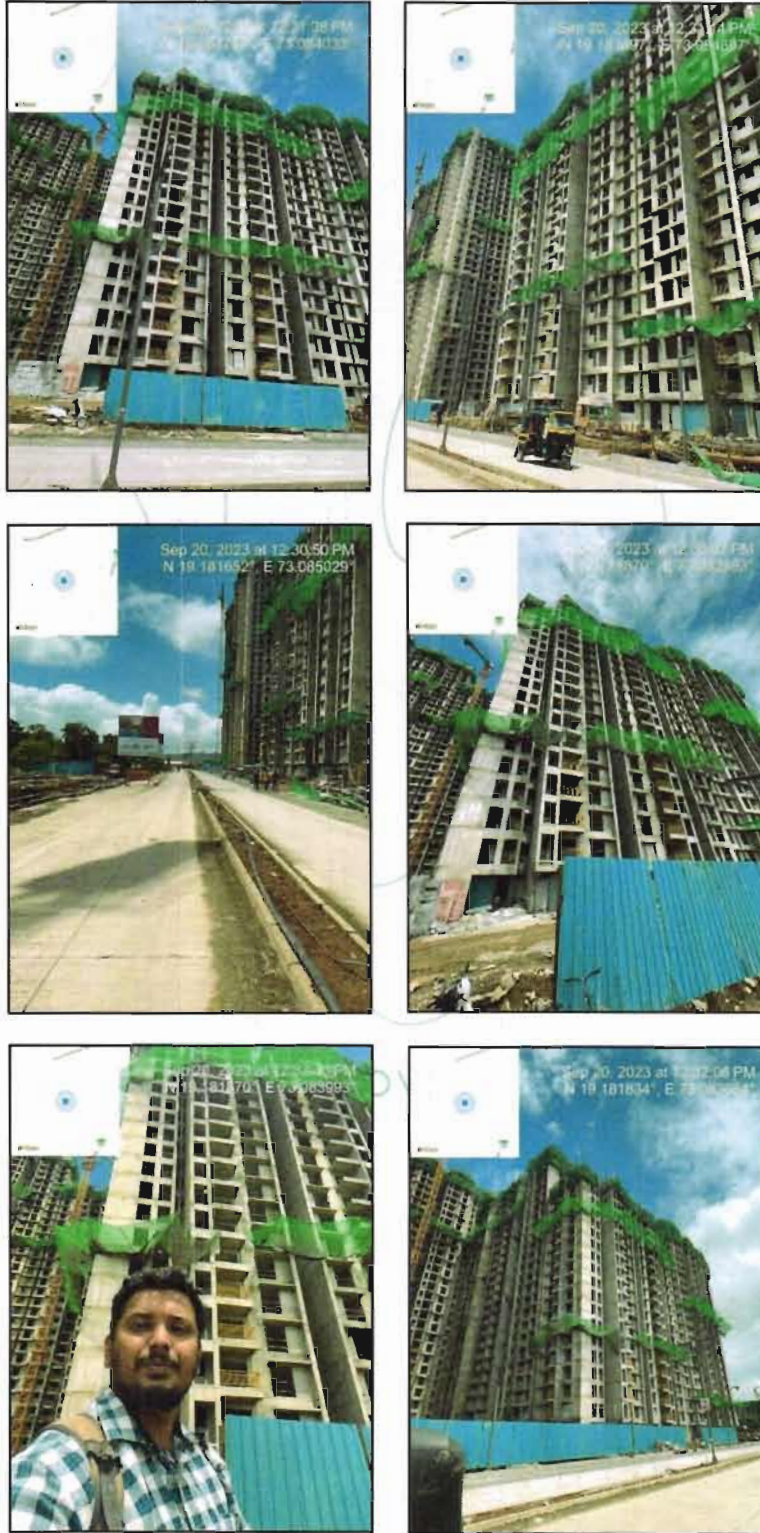
Year of Construction of the building	:	Building is under construction
Expected total life of building	:	Building is under construction
Age of the building as on 2023	:	60 years on completion, Subject to proper, preventive periodic maintenance & structural repairs
Cost of Construction	:	604.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,91,200.00
Depreciation	:	N.A. Building is under construction
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 57,460.00 per Sq. M. i.e. ₹ 5,338.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
Value of property as on 25.09.2023	:	₹ 549.00 Sq. Ft. X ₹ 11,000.00 = ₹ 60,39,000.00

(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)

The Fair Market value of the property		₹ 60,39,000.00
The Realizable value of the property	:	₹ 54,35,100.00
Distress value of the property	:	₹ 48,31,200.00
Insurable value of the property (604.00 X 2,800.00)	:	₹ 16,91,200.00
Guideline value of the property (604.00 X 5,338.00)		₹ 32,24,152.00

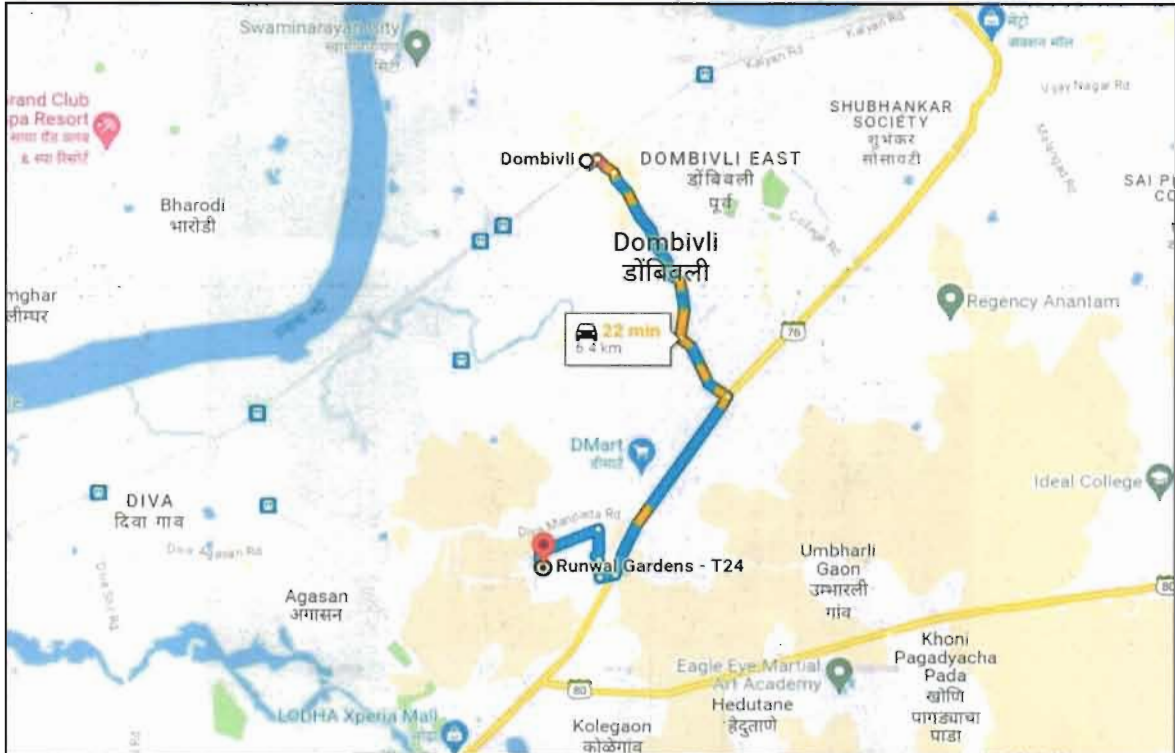
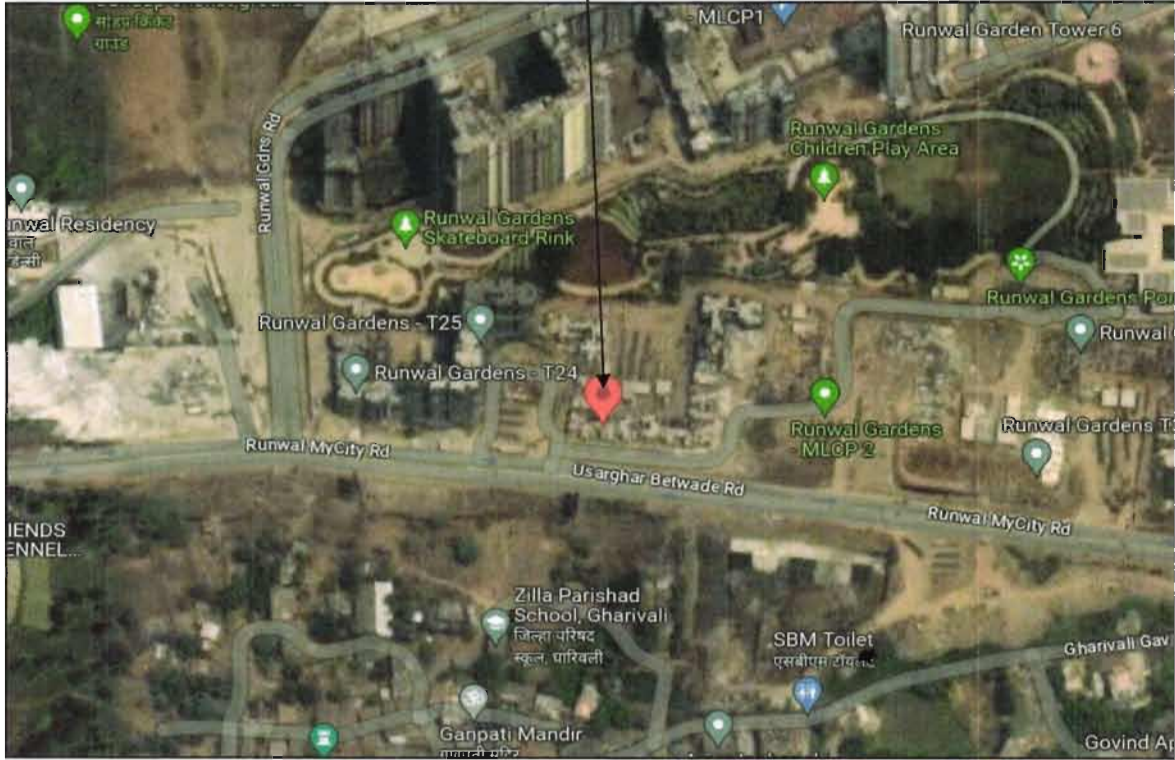
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Proposed Teak Wood door frame with flush door & Powder coated Aluminium sliding windows
10	Flooring	Proposed Vitrified tiles flooring
11	Finishing	Proposed 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	Proposed Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Casing capping electrification
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	6'0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Proposed 5 Lifts & Along with 1 Car Parking
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

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°10'55.5"N 73°05'03.3"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 6.4 Km)

Ready Reckoner Rate


Department of Registration & Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024
Annual Statement of Rates
Language: English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select	वपविचार	बुकी बचीन	निवासी बदलिक	बोडीस	पुकाणे	बीघोसिक	एकक (Rs./)
SurveyNo	47/148-नोंद उसरधर गाव्रातील रूढीवास विभागातील मिळकती	7900	57200	65900	71700	65900	चौ. मीटर
SurveyNo	47/149-नोंद उसरधर गाव्रातील रूढीवास विभागातील मिळकती	7800	49200	58200	70300	58200	चौ. मीटर
SurveyNo	47/150-नोंद उसरधर गाव्रातील ब्रानिग्य वापर विभागातील मिळकती	8300	53200	61100	73900	61100	चौ. मीटर
SurveyNo	47/151/1-रुणबाज मावसिटी व रुणबाज माईन	9600	63900	73800	79900	73800	चौ. मीटर
SurveyNo	47/151-नोंद उसरधर गाव्रातील गावडाणामधील सर्व मिळकती	8000	42800	80000	72300	80000	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	63,900.00			
Increase by 20% on Flat Located on 31 st Floor	12,780.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	76,680.00	Sq. Mtr.	7,124.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
Rate to be adopted after considering depreciation	-	-	-	-

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Rurwal Gardens Phase 3
2 Bedroom 540 Sq.Ft. Apartment in Dombivli East Thane
 ₹ 60 L

Property Information

Listing Type: Sale	Property Type: Residential	Building Type: Apartment
Loc: Thane	Locality: Dombivli East	Area: 540 Sq.Ft. (Carpet Area)
Price: 60 L	Amenities: Pooja Room	Construction Status: Under Construction
Possession Date: Dec 2024	Turnover Status: Unfurnished	Age of Property (Years): 0-1
Number of Bedrooms: 2	Covered Parking: 1	Overhead/Underground Parking: N/A
Security: Individual	Power Backup: Available	Facing: North East

Contact our Real Estate Experts
Ansh Kumar Ranchar
 +919822433333

Rurwal Gardens Phase 3
2 Bedroom 540 Sq.Ft. Apartment in Dombivli East Thane
 ₹ 61 L

Property Information

Listing Type: Sale	Property Type: Residential	Building Type: Apartment
Loc: Thane	Locality: Dombivli East	Area: 540 Sq.Ft. (Carpet Area)
Price: 61 L	Construction Status: Ready To Work	Turnover Status: Unfurnished
Number of Bedrooms: 2	Number of Bathrooms: 2	Covered Parking: 1
Floor No: 35	Tower/Block: B	Amenities: Extra Room
Age of Property (Years): 0-1	Unit No: 2892	Total Price (Lacs): 35

Contact our Real Estate Experts
Rubina Khan
 +919822433333



Price Indicators

The screenshot shows a property listing on the Square Yards website. The main heading is "Rumal Gardens Phase 3" with a sub-heading "2 Bedroom 518 Sq.Ft. Apartment in Dombivli East Thane". The price is listed as ₹ 60 L. The listing includes a large photo of an interior room, a video player, and a map. Below the main image, there are tabs for "Overview", "Amenities", "Agent Overview", "About Project", "Data Intelligence", "Calculate Time", and "Transfer Cost Review". A "Key Highlights" section lists features like "Prime Location", "Spacious", "Lifted Balcony", and "Adjoining Metro Station". A "Contact our Real Estate Experts" section features a profile for Kiran Patil.

The screenshot shows a property overview on the Housing.com website. The main heading is "Property Overview" for "Rumal Gardens Phase 3 Block No 22 3D". The price is listed as ₹ 60 L. The listing includes a table with details like "Area", "Built-up Area", "Bedrooms", "Bathrooms", "Parking", and "Age". A "Contact Seller" section features a profile for Vikas Thakur. A "Share" button is visible at the bottom.

