

**ANNEXURE TO FORM 0-1**

**Technical details**

**Main Building**

1.	No. of floors and height of each floor		Stilt + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction		2022 (As per Occupancy Certificate)
4	Estimated future life		60 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, Aluminum sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		No
14	(i)	Internal wiring – surface or conduit	Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(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		Not Provided
18	No. of lifts and capacity		1 Lift
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
21	Pumps- no. and their horse power		May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System



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Residential Flat No. 302, 3<sup>rd</sup> Floor, "Shubham Atlantis", Kamatghar, Bhiwandi, Thane - 421302,  
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 27.10.2022 for Bank Loan Purpose
2	Date of inspection	20.10.2022
3	Name of the owner/ owners	<b>Shri. Dinesh Bigan Singh &amp; Smt. Neetu Dinesh Singh</b>
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	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, "Shubham Atlantis", Kamatghar, Bhiwandi, Thane - 421302, State - Maharashtra, Country - India.  <b>Contact Person:</b> Shri. Dinesh Bigan Singh (Owner)
6	Location, street, ward no	Kamatghar, Bhiwandi, Thane - 421302,
	Survey/ Plot no. of land	Survey No. 153/8/3 of Village - Kamatghar
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 654.00 (Area as per actual site measurement)  <b>RERA Carpet Area in Sq. Ft. = 645.00</b> (Area as per Agreement for Sale)  Built Up Area in Sq. Ft. = 710.00 (RERA Carpet + 10%)
13	Roads, Streets or lanes on which the land is abutting	Kamatghar, Bhiwandi, Thane - 421302.
14	If freehold or leasehold land	Free hold



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## VALUATION OPINION REPORT

The property under consideration bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, "Shubham Atlantis", Kamatghar, Bhiwandi, Thane – 421302, State – Maharashtra, Country – India belongs to **Shri. Dinesh Bigan Singh & Smt. Neetu Dinesh Singh.**

Boundaries of the property.

North	: Open Plot
South	: Slum
East	: Internal Road
West	: Open Plot

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 **₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen 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**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

This report is signed by MANOJ BABURAO CHALIKWAR  
CIN: U74120MH2010PTC207869  
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Auth. Sign.



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