

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

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 - DADAR WEST DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-2987/22-23	27-Oct-22
	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	43311/27399	
Dispatched through	Destination	
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

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

Remarks:

Shri. Dinesh Bigan Singh & Smt. Neetu Dinesh Singh - Residential Flat No. 302, 3rd Floor, "Shubham Atlantis", Kamatghar, Bhiwandi, Thane - 421302

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

for **Vastukala Consultants (I) Pvt Ltd**

[Signature]
 Authorised Signatory

This is a Computer Generated Invoice



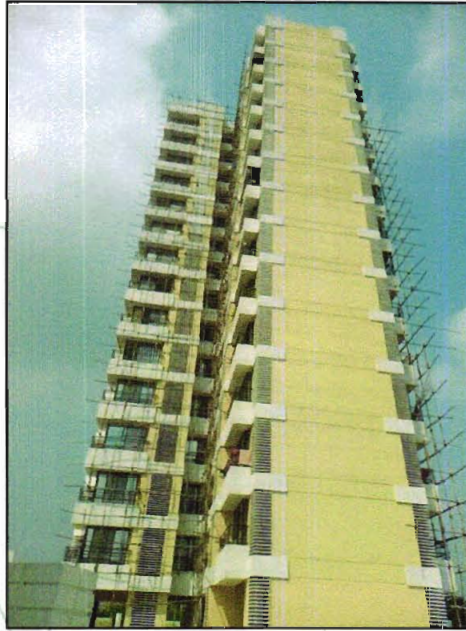
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Dinesh Bigan Singh & Smt. Neetu Dinesh Singh**

Residential Flat No. 302, 3rd Floor, "Shubham Atlantis", Kamatghar, Bhiwandi, Thane – 421302,
State – Maharashtra, Country – India.

Latitude Longitude - 19°16'21.8"N 73°03'04.6"E

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Valuation Done for:

Cosmos Bank

Dadar Branch

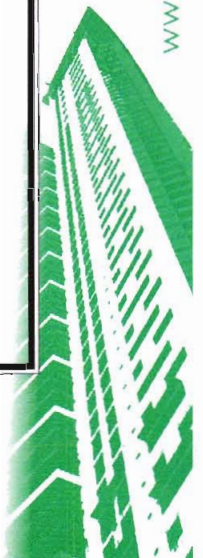
Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

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

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VALUATION OPINION REPORT

The property under consideration bearing Residential Flat No. 302, 3rd 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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
c=IN,
2.5.4.20=9B22854f4a30d4c39e08659349673d33481831127
1017a1805642, postalCode=400093, st=Maharashtra,
serialNumber=1155645668d0c85562a358f8e43d81131b22e194e,
emailAddress=1155645668d0c85562a358f8e43d81131b22e194e,
dnQualifier=MANOJ BABURAO CHALIKWAR
Date: 2022.10.27 13:25:59 +05'30'

Director

Auth. Sign.



Manoj 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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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

Residential Flat No. 302, 3rd 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	Shri. Dinesh Bigan Singh & Smt. Neetu Dinesh Singh
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. 302, 3 rd Floor, " Shubham Atlantis ", Kamatghar, Bhiwandi, Thane – 421302, State – Maharashtra, Country – India. Contact Person: 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
	LAND	
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) RERA Carpet Area in Sq. Ft. = 645.00 (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

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 BNCMC norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Vacant
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 9,500.00 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	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:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 27.10.2022 for Residential Flat No. 302, 3rd Floor, "Shubham Atlantis", Kamatghar, Bhiwandi, Thane – 421302, State – Maharashtra, Country – India belongs to **Shri. Dinesh Bigan Singh & Smt. Neetu Dinesh Singh.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.10.2022.
2	Copy of Occupancy Certificate No. B. O. No. / 88 / 2021 – 2022 / J. V. No. / NRV / 2039 dated 29.06.2022 issued by Bhiwandi Nizampur City Municipal Corporation.
3	Copy of Approved Plan No. B. O. No. / 88 / 2021 – 2022 / J. V. No. / NRV / 2039 dated 29.06.2022 issued by Bhiwandi Nizampur City Municipal Corporation.
4	Copy of Commencement Certificate No. BNCMC / Town Planner / B. O. No. 01 / 2019 – 2020 / 1554 dated 08.05.2019 issued by Bhiwandi Nizampur City Municipal Corporation.
5	Copy of RERA Registration Certificate No. P51700023497 dated 18.12.2019.

LOCATION:

The said building is located at Survey No. 153/8/3 of Village – Kamatghar, Taluka – Bhiwandi, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.8 Km. from Bhiwandi railway station.

BUILDING:

The building under reference is having Stilt + 14 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. 3rd Floor is having 6 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed + Cupboard Area (i.e. **2BHK + 3 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering.



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Valuation as on 27th October 2022

The RERA Carpet Area of the Residential Flat	:	645.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	New Construction
Cost of Construction	:	710.00 X 2,500.00 = ₹ 17,75,000.00
Depreciation $\{(100-10) \times 0 / 60\}$:	N.A. as new construction
Amount of depreciation	:	N.A. as new construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 39,700.00 per Sq. M. i.e. ₹ 3,688.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 27.10.2022	:	645.00 Sq. Ft. X ₹ 7,000.00 = ₹ 45,15,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 27.10.2022	:	₹ 45,15,000.00
Total Value of the property	:	₹ 45,15,000.00
The realizable value of the property	:	₹ 40,63,500.00
Distress value of the property	:	₹ 36,12,000.00
Insurable value of the property (710.00 X 2,500.00)	:	₹ 17,75,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, "Shubham Atlantis", Kamatghar, Bhiwandi, Thane – 421302, State – Maharashtra, Country – India for this particular purpose at ₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen Thousand Only) as on 27th October 2022.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **27th October 2022** is **₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen 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:

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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 rd 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

Actual site photographs



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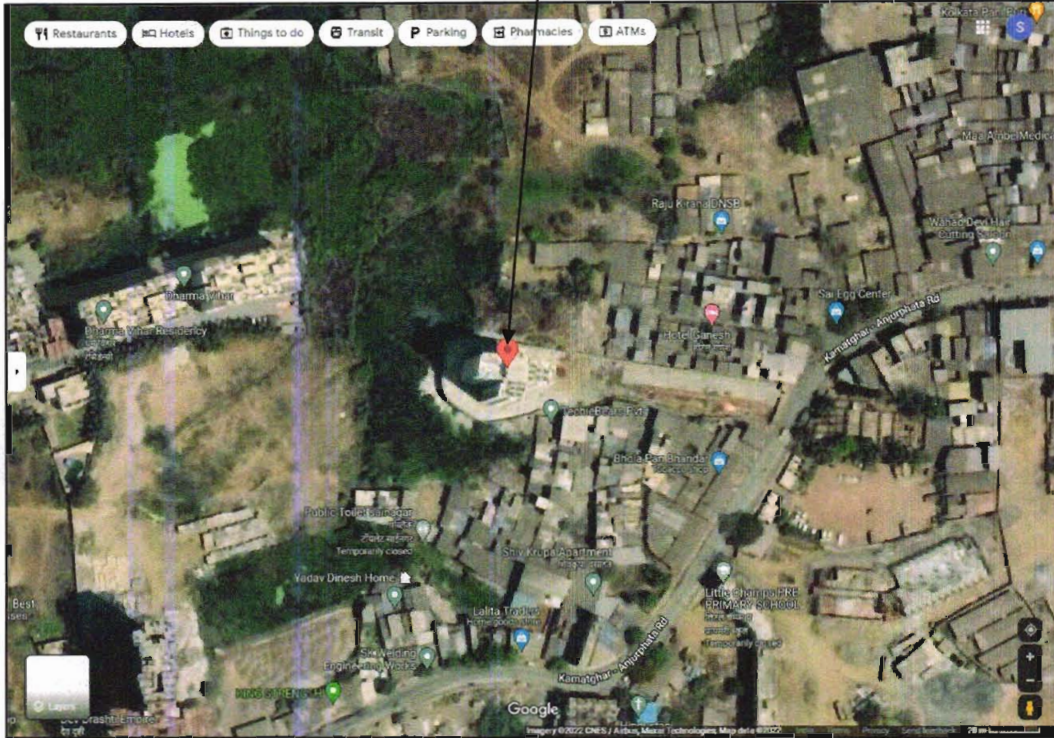
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Route Map of the property

Site,u/r



Latitude Longitude - 19°16'21.8"N 73°03'04.6"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi – 1.8 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation For Rural Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kesan

District Name: दादर Taluka Name: दादर VillagerZone Name: सायब नगर - कानाराज (15)

Attribute: गुरु मठ SubZone Name: 5/7A-बीड डी 6/25 काठा

Mahapalika Area: Shivangi-Nijampur Mu.

Open Land	Residence	Office	Shop	Industry	Unit
8600	39700	45700	49800	45700	Square Meter

Result

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Sale Instance

10/21/22, 2:11 PM

https://santa.igrmaharashtra.gov.in/MH_ESEARCH/NEW/Esearch/index/1/NjczOA%3D%3D/MzUx/MTcvMDYyMjAyMg%3D

6738351

सूची क्र . २

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

21-10-2022

दस्तावेज क्रमांक : 6738/2022

Note : Generated Through eSearch Module. For original report please contact concern SRO office.

नोंदणी:

Regn:63m

गाव: कामतघर

(1) दस्तऐवज प्रकार	करारनामा
(2) मोबदला	2930000
(3) बाजारभाव (भाडेपट्टाच्छा बाबतीतपट्टाकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1867154.52
(4) भूमापन , पोटहिस्सा व घरकामांक (असल्यास)	. इतर माहिती: मौजे कामतघर तालुका भिवंडी येथील सर्वे नं. 153/8/3 या जागेवरील शुभम अटलांटीस मधील दहाव्या मजल्यावरील सदनिका नं. 1005 चे क्षेत्र 40.72 चौ. मी. कारपेट. भिवंडी-निजामपूर मनघ
(5) क्षेत्रफळ	40.72 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. मुनिसुब्रत एन्टरप्राइजेस तर्फे भागीदार म्हणून अतुल कपुरचंद गोरराणी, चंपाबेन जयंतीलाल जाखरीया यांच्या तर्फे कबुली जबाबासाठी व दस्त सादर करण्यासाठी कु. मु. म्हणून सागर अतुल गोरराणी 29 प्लॉट नं. 1001, माळा नं. - इमारतीचे नाव: संगीता एनक्लेव्ह, ब्लॉक नं: मुलुंड (प), मुंबई. रोड नं. जे. एन. रोड, महाराष्ट्र, मुंबई. 400080 ABKFM8322J
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) शिवजतन रामायण जैसवार 38 प्लॉट नं: - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: आंबेडकर पुतळा जवळ, विनोबा भावे नगर, अंजुर फाटा, भिवंडी. रोड नं: - महाराष्ट्र, ठाणे. 421302 APCCP7165A 1) निशा शिवजतन जैसवार 34 प्लॉट नं: - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: आंबेडकर पुतळा जवळ, विनोबा भावे नगर, अंजुर फाटा, भिवंडी, रोड नं: - महाराष्ट्र, ठाणे 421302 ANHPJ138808J
(9) दस्तऐवज करून दिल्याचा दिनांक	17/06/2022
(10) दस्त नोंदणी केल्याचा दिनांक	17/06/2022
(11) अमुकामांक, खंड व पृष्ठ	6738/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	205100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

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1/1



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Sale Instance

10/21/22, 2.12 PM	https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/index1/NzI2Nw%3D%3D/MzUx/MDEvMDcvMjAyMg%3D	
7267351	सूची क्र . २	दुय्यम निबंधक : सह दु.नि. भिवंडी 2
21-10-2022		दस्तऐवज क्रमांक : 7267/2022
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी: Regn:63m
गाव: कामतघर		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	3590000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2321559.24	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे कामतघर तालुका भिवंडी येथील सर्वे नं. 153/8.3 या जागेवरील शुभम अटलांटिस बिल्डींग मधील सातव्या मजल्यावरील सदनिका नं. 703 चे क्षेत्र 55.22 चौ. मी. कारपेट.भिवंडी-निजामपूर मनप	
(5)क्षेत्रफळ	55 22चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. मुनिसुब्रत एन्टरप्राइजेस तर्फे भागीदार अतुल कपूरचंद गोसराणी, चंपाबेन जयंतीलाल जाखरिया यांच्या तर्फे कबुली जबाबासाठी व दस्त सादर करण्यासाठी कु.मु. म्हणून सागर अतुल गोसराणी 28 प्लॉट नं. 1001, माळा नं. - , इमारतीचे नाव. संगीता ऍन्कलव्ह. ब्लॉक नं. प्रतुड (प), मुंबई, रोड नं. जे. एन. रोड, महाराष्ट्र, मुंबई. 400080 ABKFM8322J	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) रमेश कुमार राम नयन गुप्ता 40 प्लॉट नं. 99.0. फ्लॅट नं. 202, माळा नं. - , इमारतीचे नाव: अयोध्या रेसिडेन्स, ब्लॉक नं: काकटिया स्कूल, फेणे, भिवंडी, रोड नं. - , महाराष्ट्र, ठाणे. 421302 APJPG9079H 1) माधुरी रमेश गुप्ता 28 प्लॉट नं. 99.0, फ्लॅट नं. 202, माळा नं. - , इमारतीचे नाव अयोध्या रेसिडेन्स, ब्लॉक नं: काकटिया स्कूल, फेणे, भिवंडी, रोड नं. - , महाराष्ट्र, ठाणे. 421302 BKWPG0689Q	
(9)दस्तऐवज करून दिल्याचा दिनांक	01/07/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	01/07/2022	
(11)अनुक्रमांक, खंड व पृष्ठ	7267/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	215400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारत घेतलेला तपशील -		
https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/index1/NzI2Nw%3D%3D/MzUx/MDEvMDcvMjAyMg%3D		



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Price Indicators

HOUSING.COM Buy in Mumbai

Home / Thane / Bhiwandi / Apartment for Sale in Bhiwandi / 1 BHK Apartment

1 BHK Apartment ₹30.0 L EMI starts at ₹15.89 K

By MUNISUVRAT ENTERPRISES

Munisuvrat Shubham Atlantis, Kamatghar, Bhiwandi, Thane

650 sq.ft Build Up Area ₹4.62 K/sq.ft Avg. Price Ready to move Possession status Higher of 14 floors North-East facing Facing Unfurnished Furnishing

Overview POPULAR PROPERTIES NEARBY SOCIETY AMENITIES PROJECT Q&A LOCALITY RATINGS AND REVIEWS DEVELOPER

Overview

Project Name: Munisuvrat Shubham Atlantis Brokerage: No Charge

commonfloor.com Thane Buy Locality or Builder or Project Name

Munisuvrat Shubham Atlantis By Munisuvrat Enterprises in Bhiwandi

₹28.62 L onwards Request a Call Back

OVERVIEW LOCATION BUY (6) RENT

Gallery

1 BHK Area: 399 - 428 sq. ft. (37.97 - 39.76 sq. m)

Possession: Mar-2024 (Ongoing) Price Range: ₹ 28.62 L - 30.70 L

Property Type: Apartment Launched Date: Dec-2019

RERA ID: P51700023497

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment Availability: Yes	NA	399 - 428 sq. ft. (37.97 - 39.76 sq. m)	₹ 28.62 L - 30.70 L	NA NA

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th October 2022**.

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 herein above, 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 as on day for **₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen Thousand Only).**

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

**MANOJ BABURAO
CHALIKWAR**

Digital signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.22=682220c4fed35ed3bed79e36669913460c3c33e413
331152796179180656, serialNumber=41a56a566b6cc9d652a53a8f6c3c8e31131b027
e59fa282e29e29e127962501c, c=MANOJ BABURAO CHALIKWAR
Date: 2022.10.27 13:25:45 +05'30'

Auth. Sign.

Director

Manoj 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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