



Valuation Report Prepared For: SBI / Bharat Diamond Branch / M/s. Sandip. (2474/2301845)

Vastu/Mumbai/07/2023/2474/2301845 31/06-470-NISH

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. GE-2021, 2nd Floor, East Wing, G Tower, "Bharat Diamond Bourse", Plot No. C - 28, G - Block, Bandra Kurla Complex, Bandra (East), Mumbai -400051, State - Maharashtra, Country - India belongs to M/s. Sandip.

Boundaries of the property.

North

H Tower F Tower Internal Road 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 for this particular purpose at ₹ 1,27,83,330.00 (Rupees One Crore Twenty Seven Lakh Eighty Three Thousand Three Hundred Thirty 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

Auth. Sign

Director

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

भारतीयं स्टेट केन / State Bank of India हिरक शाखा, जुन्म / Diamond Br., Mumbal AUG 2023 प्राप्त / RECEIVED

www.vastukala.org

Our Pan India Presence at :

Mumbai Aurangabad Pune

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M ROOM DELLUS PROFORMA INVOICE

Dated Invoice No. Vastukala Consultants (I) Pvt Ltd PG-1788/23-24 31-Jul-23 B1-001, U/B FLOOR BOOMERANG, CHANDIVALI FARM ROAD. Mode/Terms of Payment **Delivery Note** ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Other References Reference No. & Date State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Dated Buyer's Order No. Buyer (Bill to) LIVINGSTONES Delivery Note Date Dispatch Doc No. 2ND FLOOR, GE-2022 002474 /2301845 BHARAT DIAMOND BOURSE, G TOWER, Destination Dispatched through BANDRA KURLA COMPLEX, Mumbai, 400051 GSTIN/UIN 27AAAFL0356L1ZB Terms of Delivery Maharashtra, Code: 27 State Name HSN/SAC GST Amount Particulars Rate 18 % 10,000.00 VALUATION FEE 997224 (Technical Inspection and Certification Services) 900.00 CGST 900.00 SGST Total 11,800.00 Amount Chargeable (in words) E. & O.E Indian Rupee Eleven Thousand Eight Hundred Only Central Tax Taxable HSN/SAC State Tax Total Value Rate Amount Rate Amount Tax Amount 10,000.00 900.00 900.00 1,800.00 997224 900.00 Total 10,000.00 900.00 1,800.00 Tax Amount (in words): Indian Rupee One Thousand Eight Hundred Only Company's Bank Details Bank Name State Bank of India A/c No. 32632562114 Branch & IFS Code: MIDC Andheri (E) & SBIN0007074 Remarks: Name of Borrower: Livingstones Jewellery Pvt. Ltd. - M /s. Sandip - Commercial Office No. GE-2021, 2nd Floor, East Wing, G Tower, "Bharat Diamond Bourse", Plot No. C - 28, G - Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, State - Maharashtra, Country - India Company's PAN : AADCV4303R UPI Virtual ID : vastukala@icici for Vastukala Consultants (I) Pvt Ltd NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST

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CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

Authorised Signatory