

Valuation Report Prepared For: SBI / Bharat Diamond Branch / M/s. Livingstones. (2641/2301846)

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Vastu/Mumbai/07/2023/2641/2301846

31/07-471-NISH

Date: 31.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Nos. GE-2022, 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. Livingstones**.

Boundaries of the property.

North : H Tower
South : F Tower
East : Internal Road
West : 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 ₹ 3,58,67,790.00 (Rupees Three Crore Fifty Eight Lakh Sixty Seven Thousand Seven Hundred Ninety 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=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.30=772726e67ad35d0330c390e26865913490c343341133
311327961751834632, postalCode=400051, st=Maharashtra,
serialNumber=81130-25430c390e26865913490c343341132796
194a2072629a32796250fe, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.01 17:03:52 +05'30'

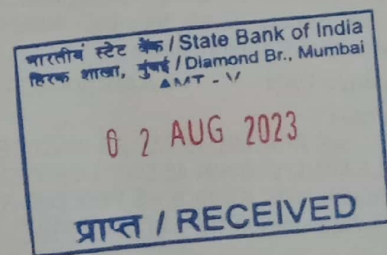
(Signature)



Director

Auth. Sign.

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.



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

Ram. Refort Delivered

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
Buyer (Bill to)

LIVINGSTONES
2ND FLOOR, GE-2022,
BHARAT DIAMOND BOURSE, G TOWER,
BANDRA KURLA COMPLEX, Mumbai,
400051
GSTIN/UIN : 27AAAFLO356L1ZB
State Name : Maharashtra, Code : 27

Invoice No.	Dated
PG-1789/23-24	31-Jul-23
Delivery Note	Mode/Terms of Payment
	AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
002641 / 2301846	
Dispatched through	Destination
Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	10,000.00
	CGST			900.00
	SGST			900.00
	Total			11,800.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		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**



UPI Virtual ID : vastukala@icici

Remarks:

M/s. Livingstones - Commercial Office Nos. GE-2022,
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**

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

Rathee
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
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