



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, Wing - A, "Akshay Co-op. Hsg. Soc. Ltd.", Y. A. C. Nagar, Kondivita Road, J. B. Nagar, Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai, Mumbai, PIN - 400 059, State - Maharashtra, India belongs to **Mr. Pravin Kanji Singhal**.

### Boundaries of the property

North	: Internal Road & Ganesh-Kunj CHSL
South	: The Palladium
East	: B & C Wing
West	: Kondivita Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 95,64,968.00 (Rupees Ninety Five Lakh Sixty Four Thousand Nine Hundred Sixty Eight 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.10.30 12:06:38 +05'30'



Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20

Encl.: Valuation report



### Our Pan India Presence at :

- |             |              |             |          |
|-------------|--------------|-------------|----------|
| 📍 Mumbai    | 📍 Aurangabad | 📍 Pune      | 📍 Rajkot |
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- 📍 **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](mailto:mumbai@vastukala.org)

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> 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) <b>Bank Of Maharashtra</b> Andheri East Seepz Branch Shop No 4 & 5, Options PrimoBuilding , Plot no 21, MIDC Andheri East Mumbai 400093 GSTIN/UIN : 27AACCB0774B3Z2 State Name : Maharashtra, Code : 27	Invoice No.	PG-3165/23-24	Dated	30-Oct-23
	Delivery Note		Mode/Terms of Payment	<b>AGAINST REPORT</b>
	Reference No. & Date.		Other References	
	Buyer's Order No.		Dated	
	Dispatch Doc No.	004671/2303273	Delivery Note Date	
	Dispatched through		Destination	
Terms of Delivery				

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,500.00</b>
	<b>CGST</b>			<b>315.00</b>
	<b>SGST</b>			<b>315.00</b>
	<b>Total</b>			<b>4,130.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Four Thousand One Hundred Thirty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,500.00	9%	315.00	9%	315.00	630.00
<b>Total</b>	<b>3,500.00</b>		<b>315.00</b>		<b>315.00</b>	<b>630.00</b>

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

**Remarks:**  
 Mr. Pravin Kanji Singhal - Residential Flat No. 203,  
 2nd Floor, Wing - A, "Akshay Co-op. Hsg. Soc. Ltd.",  
 Y. A. C. Nagar, Kondivita Road, J. B. Nagar, Village -  
 Kondivita, Andheri (East), Taluka - Andheri, District -  
 Mumbai, Mumbai, PIN - 400 059, State - Maharashtra,  
 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

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**  
**Asmita Rathod**  
Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala  
 Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN  
 Date: 2023.10.30 11:48:59 +05'30'  
**Authorised Signatory**

This is a Computer Generated Invoice

