



Vastu/Mumbai/11/2023/005337/2303765
30/32-461-PRBS
Date: 30.11.2023

VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 505, 5th Floor, Wing - B, "The Address By GS Raymond Realty", Pokharan Road No. 2, J. K. Gram, Village – Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India belongs to **Mr. Akshay Vijay Kadam & Mrs. Meena Vijay Kadam.**

Boundaries of the property.

North : Open Plot
South : Open Plot
East : Open Plot
West : Raymond Realty Road / Raymond Realty Ten X Habitat Thane

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 ₹ 2,99,12,000.00 (Rupees Two Crore Ninety-Nine Lakh Twelve Thousand Only). As per Site Inspection 33% Construction Work is Completed.

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 Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.30 18:46:31 +05'30'

Manoj



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.



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Our Pan India Presence at :

- | | | | |
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| 📍 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**

📞 Tele/Fax : +91 22 28371325/24

✉️ mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-3597/23-24	30-Nov-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) STATE BANK OF INDIA - THANE RACPC RACPC THANE BRANCH Retail Assets Centralized, Processing Centre, Dosti Pinnacle , Plot No E7,Near New Passport Office, Gate No-3,Road No 22,Panchpakhadi Village Wagle Indl Estate,Thane- 400604 GSTIN/UIIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005337/2303765	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			2,950.00

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 005337/2303765 "Mr. Akshay Vijay Kadam & Mrs. Meena Vijay Kadam -Residential Flat No. 505, 5th Floor, Wing - B, ""The Address By GS Raymond Realty"", Pokharan Road No. 2, J. K. Gram, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, 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

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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD
 Digitally signed on 30-11-2023 15:29:39

Authorised Signatory

This is a Computer Generated Invoice



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