



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 901, 9th Floor, Building No I-20, Wing - A, "Twinkle Towers Co-Op. Hsg. Soc. Ltd.", Near Highland Residency, Kolshet - Balkum Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN - 400 607, State - Maharashtra, India belongs to **Mrs. Jayashree Kiran Pagare**.

Boundaries of the property

North : Wing - B
South : Highland Residency
East : Dhakoli - Balkum Road
West : Highland Park

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 **₹ 1,85,57,425.00 (Rupees One Crore Eighty Five Lakh Fifty Seven Thousand Four Hundred Twenty Five 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.**

Manoj Chalikwar

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: NZO /CR/22-23/39

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.05 11:22:11 +05'30'

Auth. Sign.



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

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	Invoice No. PG-4115/23-24	Dated 4-Jan-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) STATE BANK OF INDIA-SME NASHIK SBI SME NASHIK BRANCH PROSPER PARK SHINGADA TALAV , NEAR FIRE BRIGADE OFFICE NASIK 422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 006035/2304336	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	7,500.00
	CGST			675.00
	SGST			675.00
	Total			8,850.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Eight Thousand Eight Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	7,500.00	9%	675.00	9%	675.00	1,350.00
Total	7,500.00		675.00		675.00	1,350.00

Tax Amount (in words) : **Indian Rupee One Thousand Three Hundred Fifty Only**

Remarks:

06035/2304336 Mrs. Jayashree Kiran Pagare - Residential Flat No. 901, 9th Floor, Building No I-20, Wing - A, "Twinkle Towers Co-Op. Hsg. Soc.Ltd.", Near Highland Residency, Kolshet - Balkum Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN - 400 607, 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 05-01-2024 11:41:23

Authorised Signatory

This is a Computer Generated Invoice