

Vastu/Thane/01/2024/6418/2304634

24/03-336-PSNIPA

Date: 24.01.2024

**VALUATION OPINION REPORT**

The property bearing Industrial Unit No. 20, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State - Maharashtra, Country - India belongs to **M/s. Shrinath Enterprises**.

Boundaries of the property.

North : Open Plot / New Kalyan Road  
 South : Plot No. C10, Nahar Industries  
 East : Parking Area / Plot No. A16  
 West : Gala Number No. 5 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 and valued for banking purpose for **₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four 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 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: 2024.01.24 12:02:24 +05'30'

Avinad

**Director****Auth. Sign.****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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

📞 Tele/Fax : +91 22 28371325/24

✉️ mumbai@vastukala.org



**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)  
**COSMOS BANK**  
 NAUPADA BRANCH  
 Kusumanjali, Opp Deodhar Hospital, Naupada  
 THANE-WEST, 4000602  
 GSTIN/UIN : 27AAIFM1544M1Z0  
 State Name : Maharashtra, Code : 27

Invoice No. **PG-4385/23-24** Dated **24-Jan-24**  
 Delivery Note Mode/Terms of Payment **AGAINST REPORT**  
 Reference No. & Date. Other References  
 Buyer's Order No. Dated  
 Dispatch Doc No. **006418/2304634** Delivery Note Date  
 Dispatched through Destination  
 Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>5,000.00</b>
				<b>450.00</b>
				<b>450.00</b>
				<b>5,900.00</b>
				<b>E. &amp; O.E</b>

Amount Chargeable (in words)  
**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

Remarks:  
 006418/2304634 M/s. Shrinath Enterprises -  
 Industrial Unit No. 20, Ground Floor, "Globe Estate",  
 Plot No. C9, Phase I, MIDC, Dombivli Industrial Area,  
 New Kalyan Road, Near Nahar Industries, Village -  
 Asade-Golavali, Dombivli (East), Taluka - Kalyan,  
 District - Thane, PIN Code - 421 203, 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 : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003406**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

for **Vastukala Consultants (I) Pvt Ltd**  
 ASMITA JAYSING RATHOD  
 Digitally signed on 24-01-2024 11:26:29  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**  
 An ISO 9001:2015 Certified Company  
 www.vastukala.org

