

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, Wing - B, "Salman Apartment", Municipal House No. 2590, Wafa Complex, Gaibi Nagar, Village - Nagaon Part - II, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Mr. Mohammed Naseem Mohammed Haroon Ansari**.

Boundaries of the property

North : Wing - A
South : Maulana Azad Road
East : Sadab Apartment
West : Wafa Complex 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 **₹ 18,30,374.00 (Rupees Eighteen Lakh Thirty Thousand Three Hundred Seventy 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar
Director**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.05.30 16:30:38 +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 Baroda Empanelment No.: ZO:MZ:ADV:44:620

Encl.: Valuation report



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email:thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

PROFORMA INVOICE

 Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated
	PG-631/24-25	29-May-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Bank Of Baroda- old Jakatnaka bhiwandi branch old Jakatnaka Branch SHop No 1 & 2, Konark Arcade, Near Bhiwandi Municipal Corporation, Bhiwandi, 4211302 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	008892/2306510	
	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 %	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:
 008892/2306510 Mr. Mohammed Naseem
 Mohammed Haroon Ansari - Residential Flat No. 301,
 3rd Floor, Wing - B, "Salman Apartment", Municipal
 House No. 2590, Wafa Complex, Gaibi Nagar, Village
 - Nagaon Part - II, Taluka - Bhiwandi , District - Thane,
 PIN Code - 421 302, 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. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD
 Digitally signed on 29-05-2024 18:09:49

Authorised Signatory

This is a Computer Generated Invoice



Trackon

Couriers Pvt. Limited

Mob. No : 9372800532 / 9372800533
TEL. : 022 - 69103000
Web. : www.trackon.in

Operations : Central Railside Warehousing Complex, Railway Office,
Gate No. 30, Off Ram Mandir Road, Goregaon (E), Mumbai - 400063
Regional Office: Corporate Avenue, Office No. 714 to 725, 7th Floor, Sonawala Road,
Opp. Atalanta Center, Above Indian Bank, Goregaon E, Mumbai - 400063
Corp. Office : A-64, Naraina Industrial Area, Phase-I, New Delhi - 110028

CIN : U63013DL2002PTC113971



2109417245

CONSIGNOR

CONSIGNEE

ORIGIN

DESTINATION

CASH

DOX / N.DOX

PCS.

WEIGHT

AIR / SURFACE

COURIER CHARGES

RISK SURCHARGE

GST

TOTAL

CASH

CREDIT

If not covered by special risk surcharges, claim value on this shipper shall in no circumstances exceed Rs. 2000/- (Rupees Two Thousand Only) For parcels and Rs. 100/- (Rupees One Hundred Only) For Packet of Documents
READ TERMS & CONDITIONS PRINTED OVERLEAF CAREFULLY

RECEIVER'S COPY

Received by TCPL

I warrant that all details given herein are true and correct. I accept the terms of carriage.

Received Pkt(s)/Parcel(s) in order & good Condition

Name
(Please affix your stamp)

Signature

DATE

TIME

Sender's Signature

Date :

Time :

SELF MUMBAI

FOR YOUR PERSONAL AND VALUABLE ITEMS, USE OUR EXPRESS SERVICE - PRIME TRACK.

DATE / TIME

RECEIVED BY:
 АСАН

OUR EXPRESS SERVICE - LINE TRACK

DATE:
 TIME:
 FROM:
 TO:
 WEIGHT:
 VOLUME:
 CARRIER:
 ORIGIN:
 DESTINATION:

DATE:
 TIME:
 FROM:
 TO:
 WEIGHT:
 VOLUME:
 CARRIER:
 ORIGIN:
 DESTINATION:

OUR EXPRESS SERVICE - LINE TRACK



OUR EXPRESS SERVICE - LINE TRACK

OUR EXPRESS SERVICE - LINE TRACK

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