

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. SS-I / 1018, Ground Floor, Plot No. 28, Sector 4, Near Bank of India, Village - Koparkhairane, Navi Mumbai, Taluka - Thane, District - Thane, PIN Code - 400 709, State - Maharashtra, India belongs to **Mr. Ghanshyam Singh Chauhan & Mrs. Santosh Kanwar**.

Boundaries	:	Building	Flat
North	:	Apartment No. 1022	Apartment No. 1022
South	:	Apartment No. 217	Apartment No. 217
East	:	Apartment No. 1028	Apartment No. 1028
West	:	Road	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 **₹ 66,17,280.00 (Rupees Sixty Six Lakh Seventeen Thousand Two Hundred Eighty 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**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.07 12:08:02 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

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 :

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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

B1-001, 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

Thane

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-743/24-25 Delivery Note	7-Jun-24 Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD-SANPADA Shop No 1, Bhumiraj Manor CHSL, Plot No 3, Sector 14, Sanpada (East) Navi MUmbai 400705 GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 009095/2306623	Delivery Note Date
	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) **Indian Rupee Two Thousand Nine Hundred Fifty Only** E. & O.E

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: 009095/2306623 Mr. Ghanshyam Singh Chauhan & Mrs. Santosh Kanwar . Residential Apartment No. SS-I / 1018, Ground Floor, Plot No. 28, Sector 4, Near Bank of India, Village - Koparkhairane, Navi Mumbai, Taluka - Thane, District - Thane, PIN Code - 400 709, 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 Customer's Seal and Signature	Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405  UPI Virtual ID : VASTUKALATHANE@icici for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 07-06-2024 14:14:59 Authorised Signatory
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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. Atalinta Center, Above Indian Bank, Goregaon E, Mumbai - 400063

Corp. Office : A-64, Naraina Industrial Area, Phase-I, New Delhi - 110028

CIN : U63013DL2002PTC113971

CONSIGNOR

Vastukala. Consu-
CASH
 Items.

CONSIGNEE

Pratishtha
 Soc. Co. operative.
 Bank Ltd.

ORIGIN

Thane.

DOX / N.DOX

PCS.

WEIGHT

AIR / S

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

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