



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 24

Vastu/Thane/06/2024/009482/2306942

27/15-386-PSRJ

Date: 27.06.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2001, 20th Floor, Wing - T2 , "Crown Kolshet - Tower 2", Sandoz Baug, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Machindra Vijay Deshmukh & Priya Machindra Deshmukh**.

Boundaries of the property

North	: Lodha Amara Sales Office
South	: Crown Building, Tower T1
East	: Kolshet Road
West	: Deloitte - iThink Lodha Building

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 **₹ 54,74,000.00 (Rupees Fifty Four Lakh Seventy Four Thousand Only) After completion of construction works**. As per Site Inspection 16% 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.06.27 17:42:41 +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 Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

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 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 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

PROFORMA INVOICE

 VASTUKALA <small>Accounting & Technology</small>	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. PG-1056/24-25	Dated 27-Jun-24
	Buyer (Bill to) BANK OF MAHARASHTRA-MOHADI Mohadi Branch, Tal Dindori, Dist Nashik 422207 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Delivery Note AGAINST REPORT	Reference No. & Date.
		Buyer's Order No.	Dated
		Dispatch Doc No. 009482/2306942	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 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			4,720.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

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


Remarks:
 009482/2306942 Machindra Vijay Deshmukh & Priya Machindra Deshmukh - Residential Flat No. 2001, 20th Floor, Wing - T2, "Crown Kolshet - Tower 2", Sandoz Baug, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 <small>Digitally signed on 27-06-2024 17:12:04</small> Authorised Signatory
-------------------------------	---

This is a Computer Generated Invoice

SURE SAFE SWIFT



TRACKON

Trackon

Couriers Pvt. Limited

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

Mob. No : 9372800532 / 9372800533

TEL : 022 - 69103000

Web : www.trackon.in



2109302716

CONSIGNOR

Vasfukela,
CASH attendant.

CONSIGNEE

Mr. Ashok Chahal Sir
Bank of Maharashtra, Thane, Khasra

ORIGIN

DESTINATION

DOX / N.DOX

PCS.

WEIGHT

AIR / SURFACE

COURIER CHARGES

RISK SURCHARGE

150

GST

TOTAL

CASH CREDIT

If not covered by special nst. 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.

