



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM MH 18 0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Thane/07/2024/010161/2307452

27/13-456-PSRJ

Date: 27.07.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 601, 6th Floor, "Zayan Manzil", Plot No. 35 + 36, Sector 34C, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India belongs to **Mr. Sahil Abdul Hafiz Dandekar**.

Boundaries	:	Building	Flat
North	:	Open Plot	Staircase
South	:	Atlantis Apartment	Flat No. 602
East	:	Open Plot	Open Plot
West	:	Internal Road	Flat No. 603

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 **₹ 49,20,600.00 (Rupees Forty Nine Lakh Twenty Thousand Six Hundred Only) After completion of construction works**. As per Site Inspection 94% 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.**

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: 2024.07.29 11:13:36 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

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 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-1555/24-25	27-Jul-24
Delivery Note	Mode/Terms of Payment
	AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
010161/2307452	
Dispatched through	Destination
Terms of Delivery	

Buyer (Bill to)
BANK OF INDIA-NERE BRANCH
 Panvel Matheran Road At & Post Nere,
 Taluka Panvel, Dist Raigadh-410206
 GSTIN/UIN : 27AAACB0472C6Z4
 State Name : Maharashtra, Code : 27

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	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	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total			225.00		225.00	450.00

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

Remarks:
 010161/2307452 Mr. Sahil Abdul Hafiz Dandekar -
 Residential Flat No. 601, 6th Floor, "Zayan Manzil",
 Plot No. 35 + 36, Sector 34C, Village - Kharghar,
 Taluka - Panvel, District - Raigad, Navi Mumbai, PIN
 Code - 410 210, 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 25-07-2024 11:28:09
Authorised Signatory

SURE SAFE SWIFT



TRACKON

Trackon

Couriers Pvt. Limited

Operations : Central Railyard 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. Atalanti 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



2109302888

Mr. Zaki Sir

CONSIGNOR Vastukela. Constructions CASH LTD.	CONSIGNEE Bank of India.
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ORIGIN	DESTINATION
	Thane Raigadh.
DOX / N.DOX	PCS.
WEIGHT	AIR / SURFACE
COURIER CHARGES	
RISK SURCHARGE	
GST	
TOTAL	
CASH <input checked="" type="checkbox"/>	CREDIT <input type="checkbox"/>

SELF MUMBAI

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	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
Received by TCPL		
29/07/2024	Sender's Signature	Signature
DATE TIME		
	Date :	Time :

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

SELE MUMBAI

FOR YOUR PERSONAL AND VALUABLE ITEMS USE OUR EXPRESS SERVICE - PHONE TRACK

CASH <input type="checkbox"/>	CREDIT <input type="checkbox"/>
LATOT	
TS2	
RISK SEARCHES	
COLLECT CHARGES	
WEIGHT	
BOX INDOX	PC2
ORIGIN	DESTINATION
	Mumbai to London

888503E015



RECEIVER'S COPY

DATE: 2/5/05

TIME: 10:10

RECEIVED BY: [Signature]

FOR: [Signature]

BTU, - TAPAS

FOR: [Signature]

COMPLIANCE

RECEIVED BY: [Signature]

FOR: [Signature]

DATE: 2/5/05

TIME: 10:10

RECEIVED BY: [Signature]

FOR: [Signature]

DATE: 2/5/05

TIME: 10:10

RECEIVED BY: [Signature]

FOR: [Signature]



ILSACKON

COMPLIANCE

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FOR: [Signature]

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