



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.

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Vastu/Thane/07/2024/010229/2307502

30 /15 -506 -PSVS

Date : 30.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, Ground Floor, Building No 10, Wing - C, "Punarvasu Nagari Nivara Co.-Op. Hsg. Soc. Ltd.", Nagari Nivara Parishad, Dindoshi, Plot No. 5-1, Gen. A. K. Vaidya Marg, Village - Malad (East), Taluka - Borivali, District - Mumbai, Goregaon (East), PIN Code - 400 065, State - Maharashtra, India belongs to **Mrs. Sudha Mandar Sarmalkar & Mrs. Gayatri Damodar Kamath.**

Boundaries	:	Building	Flat
North	:	10A Building	Flat No. 4
South	:	Internal Road	Flat No. 2
East	:	Internal Road	Lobby
West	:	9C Building	Open to Sky

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 **₹ 60,37,760.00 (Rupees Sixty Lakh Thirty Seven Thousand Seven Hundred Sixty 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: 2024.07.30 18:02:04 +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 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. PG-1605/24-25	Dated 30-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD Louiswadi Branch Unit no 5 Sun Magnetica Louiswadi Near LIC Office Service road, Thane West GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 010229/2307502	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl 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	2,500.00		225.00		225.00	450.00

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

Remarks:
 010229/2307502 Mrs. Sudha Mandar Sarmalkar & Mrs. Gayatri Damodar Kamath - Residential Flat No. 03, Ground Floor, Building No 10, Wing - C, Punarvasu Nagari Nivara Co.-Op. Hsg. Soc. Ltd.", Nagari Nivara Parishad, Dindoshi, Plot No. 5-1, Gen. A. K. Vaidya Marg, Village - Malad (East), Taluka - Borivali, District - Mumbai, Goregaon (East), PIN Code - 400 065, 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 31-07-2024 12:26:59

Authorised Signatory

This is a Computer Generated Invoice



Sudha
31/7/24