

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2404, 24th Floor, Building No 58/F, Wing - F, "Ashtavinayak F Co-Op. Hsg. Soc. Ltd. ", MHADA Scheme No. 283, New MHADA Tower, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 095, State - Maharashtra, Country - India belongs to **Mr. Vikramraj Rajendrakumar Panchawatkar** .

Boundaries	:	Building	Flat
North	:	Wing - A & B	Flat No. 2403
South	:	Internal Road & Chatrapati Shivaji Raje Complex	Marginal Space
East	:	Shri Sevantilal Khandwala Marg	Marginal Space
West	:	Wing - G	Lobby

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 **₹ 50,75,928.00 (Rupees Fifty Lakh Seventy Five Thousand Nine Hundred Twenty Eight 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: 2024.08.27 11:16:12 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report



Our Pan India Presence at :

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- Rajkot
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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

Tax Invoice

 VASTUKALA <small>Unlocking Excellence</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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. MUM/2425/AUG/209	Dated 25-Aug-24	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.	
	Buyer (Bill to) State Bank of India-RACPC AMRAVATI Sindhi Square Vilas nagar Ramlakhan sankul Amravati GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 010603/2307884	Dispatched through	Delivery Note Date 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
	COURIER & POST CHARGES			200.00
Total				₹ 3,150.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand One 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:
 010603/2307884 Mr. Vikramraj Rajendrakumar Panchawatkar - Residential Flat No. 2404, 24th Floor, Building No 58/F, Wing - F, "Ashtavinayak F Co-Op. Hsg. Soc. Ltd. ", MHADA Scheme No. 283, New MHADA Tower, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 095, State - Maharashtra, Country - 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 : **STATE BANK OF INDIA**
 A/c No. : **32632562114**
 Branch & IFS Code: **CHANDIVALI Andheri (East) & SBIN0011752**



UPI Virtual ID : Vastukala Consultants (I) Pvt.Ltd

Customer's Seal and Signature	for VASTUKALA CONSULTANTS (I) PVT LTD ASMITA JAYSING RATHOD <small>Digitally signed on 27-08-2024 11:23:05</small> Authorised Signatory
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SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



Contact : 9619543360 / 9029642249
Email : hansenterprisespowai@gmail.com

Shree Maruti

Franchisee : Hans Air Express
Unit No. 2, Johnson D'Souza Compound, Opp. Boomerang Gate No.2, Chandivel Farm Road,
Chandivel, Andheri (East), Mumbai - 400 072.

DATE	ORIGIN	DESTINATION
28-8-24	Mumbai	Amravati
PRODUCT : DOX <input type="checkbox"/> NON DOX <input type="checkbox"/>		C. N. No.
FAST TRACK <input type="checkbox"/>		0006
(L X B X H) :		
CONTENT OF SHIPMENT		VALUE OF GOODS
24090200682755		
CONDITIONS OF CARRIAGE :		
<p>1. Said to Contain Basis: All the consignment shall be booked on "said to contain basis" i.e. SMCS shall be under no obligation to verify the description and contents of the shipment declared by the Consignor on the docket/invoice and as such the Consignor shall undertake and ensure to make correct and factual declaration on the docket/invoice bill. However, SMCS reserve the right to inspect and/or refuse booking of shipment not conforming to these terms and condition. Acty after duty Informing Consignor regarding the reasons for such inspection and/or refusal and after receiving the confirmation from consignor. Consignor shall not book, handover any shipment consisting of prohibited, restricted or dangerous products and SMCS shall not be liable for any such shipment. Consignor indemnified and would keep indemnified SMCS, its directors and employees against all claims, losses, charges and expenses incurred by SMCS due to any banned, restricted or dangerous items entering in to the network of the SMCS due to any commission or omission of Consignor.</p> <p>2. Prohibited Items: The currency, bearer's cheques, hundies, bearer bilty and/or similar other documents, Gold, Silver, Jewellery, Precious stones, Litvid, Seed, Liquid perishable/fragile goods narcotics and / or any item which are prohibited and/or restricted by statutory law and acts are strictly not accepted by us. If such articles are enclosed without our information, the Company / Franchisee will not be liable for the same and no claim shall be entertained for such articles.</p> <p>3. Limitation of Liability: (a) In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company/ Franchisee shall not be exceeding for the sum equivalent to 10 times of freight charges for documents and 5 times of freight charges for parcels (Below Rs 500/-) or the value of the consignment mentioned on the docket whichever is less. (b) At the high value shipment (above Rupees Five Thousand) and Fragile Shipment should be insured by the Consignor while booking. If any such shipment booked uninsured in such cases, in the event of loss / damages or theft of such shipment the Company / Franchisee will not be liable at all to reimburse to the customer.</p> <p>4. No Service Area: Where the date of Non-dox booked unknowingly for the area which comes under NSA (No Service Area) i.e. beyond the Network of SMCSPL in such event the said shipment shall be returned to the party/consignor. In case of NSA service the Maximum Liability of the Company's/Franchisees' shall be limited up to return of freight amount only.</p>		
CONSIGNOR SIGNATURE		RECEIVED BY
Date :	Time :	
Branch Office :		
TRACK YOUR SHIPMENT ON www.shreemaruticourier.com / Helpline : +91 9712-666-666		

CONSIGNOR
Vastulkaer Consultants
Mumbai

CONSIGNEE
Diyush Raut
Amravati - 444601

SERVICE ACCOUNTING CODE : 996812 DESCRIPTION OF SERVICE : COURIER SERVICE

WEIGHT

FREIGHT CHARGE

FREIGHT ON VALUE

TAXABLE VALUE

SGST @

CGST @

IGST @

CESS @

TOTAL CHARGE

90/-

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Shree Mantri



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