



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

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/08/2024/010825/2307987

31/24-465-PSVS

Date: 31.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 17, Ground Floor, "Om Anurag Co.-Op. Hsg. Soc. Ltd.", Opp. Vijaya Bank, Anand Nagar, Plot No. 39 & 40, New/Current Survey No. 57, Hissa No. 3 & 4, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Suryakant D. Singh**.

Boundaries of the property

North : Anupam Building  
South : Manpada Road  
East : Jai Laxmi CHSL  
West : Manpada 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 **₹ 55,21,250.00 (Rupees Fifty Five Lakhs Twenty One Thousands Two Hundred And Fifty 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.31 17:45:42 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

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**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

**PROFORMA INVOICE**

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-2089/24-25</b>	Dated <b>31-Aug-24</b>				
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>					
	Reference No. & Date.	Other References					
	Buyer's Order No.	Dated					
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No. <b>010825/2307987</b>	Delivery Note Date					
	Dispatched through	Destination					
	Terms of Delivery						
	(Empty)						
SI No.	Particulars	HSN/SAC	GST Rate	Amount			
1	<b>VALUATION FEE</b>	997224	18 %	<b>5,000.00</b>			
	<b>CGST</b>			<b>450.00</b>			
	<b>SGST</b>			<b>450.00</b>			
	<b>Total</b>			<b>5,900.00</b>			
Amount Chargeable (in words) <span style="float: right;">E. &amp; O.E</span> <b>Indian Rupee Five Thousand Nine Hundred Only</b>							
	HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
	997224	5,000.00	9%	450.00	9%	450.00	900.00
	<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>
Tax Amount (in words) : <b>Indian Rupee Nine Hundred Only</b>							
Remarks: 010825/2307987 Mr. Suryakant D. Singh - Commercial Shop No. 17, Ground Floor, "Om Anurag Co.-Op. Hsg. Soc. Ltd.", Opp. Vijaya Bank, Anand Nagar, Plot No. 39 & 40, New/Current Survey No. 57, Hissa No. 3 & 4, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli ( East), PIN Code - 421 201, State - Maharashtra, India Company's PAN : <b>AADCV4303R</b>				Company's Bank Details Bank Name : <b>ICICI BANK LTD</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b>			
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				 UPI Virtual ID : VASTUKALATHANE@icici			
Customer's Seal and Signature				for <b>Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 31-08-2024 17:34:29</small> Authorised Signatory			

This is a Computer Generated Invoice

*Reema  
Putey*