

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/Mumbai/09/2024/011034/2308162 13/15-168-PRRJ Date: 13.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1604, 16th Floor, Wing - A, Tower - C6, "Lodha Elisium", New Cuffe Parade, Block - C, Saltpan Road, Near Wadala Truck Terminals, Village - Saltpan Division, Wadala, District - Mumbai, PIN - 400 022, State - Maharashtra, Country - India belongs to Mr. Rohit Badlani.

Boundaries		Building	Flat		
North	:	Internal Road	Marginal Space		
South	:	Lodha Enchante	Lift		
East	W.	Sewri - Chembur Road	Marginal Space		
West		Internal Road	Flat No. 1603		

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 ₹ 5,12,61,540.00 (Rupees Five Crore Twelve Lakh Sixty One Thousand Five Hundred Forty 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

Digitaliy signed by Manoj Chalikwar

Dic cn=Manoj Chalikwar, o=Vastukala

Consultants (i) Pix. Lud, ou=Mumbal,
emalla-manoj@vastukala og, c=IN

Date: 2024.09.13 17:54:40 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

Union Bank of India Empanelment No.: ROS:ADV:/033:008:2021-22

Encl.: Valuation report

160300121105.



Our Pan India Presence at :

Nanded

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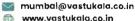
💡 Jaipur

Raipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India







CASH RECEIPT

ISSUED BY FRANCHISEE
GST No. 27BDKPT0721R1ZW

FRANCHISEE : SHREE BALVI ENTERPRISES -	4, NATAL ESTATE, S. J. DSOUZA COMPOU	PAD, Nr. KARAMI OR MILL, NO	IT TO CHANDIYALI BUS-STOP,	HONA-UAVIDNAH)	ERI (E), MUMBAI-72. M	a. 80808 0Z338/63590 20690
ORIGIN	DESTIN				IUMBER	
CHANDIVALI, ANDHERI (E)	INDORE	MAIN		18-09-24	1	60300171125
S E N VASTUKA		RHCH->HR	NITI SING	Н		
DESCRIPTION OF CONTENTS Mo- 845298	DECLARED VALUE	WEIGHT	FREIGHT			TOTAL
DOCUMENTS	1.00	* 0	200.00		67.80	SGST[9.00]; 6 CGST[9.00%]; Total.Amt; 80
I HERE BY AGREE WITH THE TERMS AND CONDIT SIDE OF THIS NON-NEGOTIABLE CONSIGNMEN INFORMATION DECLARED BY ME IN THIS MEI	IT NOTE AND WARRANTTHAT THE	RECEIVER'S SIG	NATURE & RUBBE	ER STAMP	DATE :	ē
	NO INSURANCE I given herein are true and correct		d order and condi		RECEIV	A.M. /P.M.
www.shreetirupa	ticourie06nle/tP				HREE BALVI ENT	TERPRISES-MUMBAI.

TERMS & CONDITIONS

- 1. This memo is only for document / packet of papers / parcels of Goods.
 - 2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
- 3. The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other 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 just not be liable for the same and claim shall be entertained for such articles.
- Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No. claim will be entertained for any Delay, Loss or Brakage for the same.
- 5. Sender's must indicate the actual and correct nature of goods.
- 6. In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2
- 7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss during its transit through other carrier or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
- No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
- 9. Subject to RAJKOT (Guj.) Jurisdiction only.

ગ્રાહકોને ખાસ સુચના :

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેસ્ટ ચેક/ડ્રાફટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુક્કામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીચાદ સ્વીકારવામાં આવશે નહીં.