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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/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, 16<sup>th</sup> 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	:	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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.13 17:54:40 +05'30'

Auth. Sign.

Director



**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

*Timpati (18/09/24)  
16030012125  
Indore*

Encl.: Valuation report

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#### Regd. Office

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✉️ mumbai@vastukala.co.in

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GST No. 27BDKPT0721R1ZV

Shree **Tirupati**®**COURIER SERVICES PVT. LTD.****CASH RECEIPT**ISSUED BY FRANCHISEE  
GST No. 27BDKPT0721R1ZV

FRANCHISEE: SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. No. 80808 02338/63590 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	INDORE - MAIN	18-09-24	160300171125
<b>SENDER</b> VASTUKALA CONS GST No. :	<b>RECEIVER</b> NITI SINGH		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
DOCUMENTS Mo-8452984112	1.00	200.00	67.80	SGST[9.00]: 6.10 CGST[9.00%]: 6.10 Total Amt: 80.00

I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.

RECEIVER'S SIGNATURE &amp; RUBBER STAMP

SENDER'S SIGNATURE **NO INSURANCE!**  
I Warrant that all details given herein are true and correctNAME : \_\_\_\_\_ DATE : \_\_\_\_\_  
Received in good order and condition \_\_\_\_\_ A.M. /P.M.www.shreetirupaticourier.net  
TIME : 06:17 PM**Note** : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us.  
**DO NOT KEEP CASH IN THE ENVELOPE.****RECEIVED BY**  
SHREE BALVI ENTERPRISES-MUMBAI.

BRANC

P.T.O.

## 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 / frige 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. No claim shall be entertained for such articles.
4. 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 consignors 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.
8. 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 બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.