



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/Mumbai/09/2024/011073/2308126

11/15-132-PSVS

Date 11.09 2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, "Bianca", Andheri Kurla Road, Off W. E. Highway, Village - Gundavli & Mogra, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), PIN Code - 400 069, State - Maharashtra, India belongs to **Mr. Naman Arun Shah, Miss Avni Arun Shah, Miss. Mitsu Kamlesh shah & Mrs. Isha Naman Shah (Isha Raval)**.

Boundaries of the property

North	: Slum Area
South	: Slum Area
East	: Interna Road
West	: Aakash Apartment Building

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 **₹ 2,57,18,640.00 (Rupees Two Crore Fifty Seven Lakh Eighteen Thousand Six 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

Director

Digitally signed by Manoj Chalikwar
DN: c=IN, ou=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., email=manoj@vastukala.co.in,
date=2024.09.11.16:57:41 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg Valuer

Chartered Engineer (India)

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

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

Handwritten: Hirudati (1919123)
16030012124,
Ame,

Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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Powai, Andheri East, Mumbai 400072, (M.S), India

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✉ mumbai@vastukala.co.in

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CASH RECEIPT
ISSUED BY FRANCHISEE
GST No. 27BDKPT0721R1ZW

COURIER SERVICES PVT. LTD.

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. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	PUNE	18-09-24	160300171124

SENDER	VASTUKALA CONS	RECEIVER	SUNIL KULKARNI
	GST No. :		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
DOCUMENTS	0.00		200.00	59.32
				SGST[9.00]: 5.34 CGST[9.00%]: 5.34

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. SENDERS SIGNATURE NO INSURANCE! <i>I Warrant that all details given herein are true and correct</i>	RECEIVER'S SIGNATURE & RUBBER STAMP NAME : Received in good order and condition A.M. /P.M.	Total.Amt: 70.00 RECEIVED BY SHREE BALVI ENTERPRISES-MUMBAI.
	TIME : 06:16 PM www.shreetirupaticourier.net	Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us. DO NOT KEEP CASH IN THE ENVELOPE.

BRANC

TERMS & CONDITIONS

SS

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. 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.
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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.