

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5th Floor, "Parijatak Co.-Op. Hsg. Soc. Ltd", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora.**

Boundaries	:	Building	Flat
North	:	Horizon Shloka / Dr Ambedkar Road	Lift
South	:	Shivam Apartment	Passage
East	:	Kailash Ashish Building	Staircase
West	:	Meghdoot CHS Ltd	Flat No. 504

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 **₹ 1,55,34,400.00 (Rupees One Crore Fifty Five Lakhs Thirty Four Thousands Four Hundred 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: 2024.10.24 18:56:31 +05'30'

Auth. Sign.



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 :

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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



PROFORMA INVOICE

 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 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated				
	PG-2910/24-25	24-Oct-24				
	Delivery Note	Mode/Terms of Payment				
	Reference No. & Date.	AGAINST REPORT				
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH 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	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	011860/2308814					
	Dispatched through	Destination				
	Terms of Delivery					
SI No.	Particulars	HSN/SAC	GST Rate	Amount		
1	VALUATION FEE	997224	18 %	4,000.00		
	CGST			360.00		
	SGST			360.00		
	Total			4,720.00		
Amount Chargeable (in words)				4,720.00		
Indian Rupee Four Thousand Seven Hundred Twenty Only				E. & O.E		
HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00
Tax Amount (in words) : Indian Rupee Seven Hundred Twenty Only						
Remarks: 011860/2308814 Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora - Residential Flat No. 503, 5th Floor, "Parijatak Co.-Op. Hsg. Soc. Ltd", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India.			Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405			
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			UPI Virtual ID : VASTUKALATHANE@icici			
Customer's Seal and Signature			for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 24-10-2024 12:44:04 Authorised Signatory			

This is a Computer Generated Invoice

Received
 Ruben
 28/10/24

