PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-5904/22-23 22-Mar-23 Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Delivery Note Mode/Terms of Payment Mumbai - 400 093 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) Cosmos Bank-Ghodbandar Road Branch Dispatch Doc No. Delivery Note Date Ghodbandar Road Branch 30390 / 46253 Shop No. 4, Cosmos Heritage, Tikujini Wadi, Dispatched through Destination Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code: 27 Terms of Delivery HSN/SAC GST Amount Particulars SI Rate No. 997224 18 % 1 4,000.00 **VALUATION FEE** (Technical Inspection and Certification Services) **CGST** 360.00 360.00 SGST **Bill Details:** New Ref PG-5904/22-23 4,720.00 Dr Total ₹ 4.720.00 E. & O.E Amount Chargeable (in words) Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	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

Company's Bank Details

Bank Name CICICI BANK LTD

340505000531

Branch & IFS Code: **THANE CHARAI & ICIC0003405**

Remarks:

Sushil Kumar G. Dubey & Govinddhar S. Dubey -Residential Flat No. M-701, 7th Floor, Wing - M, "Casa Elite", Lakeshore Greens, Project No. 5, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka -Kalyan, District - Thane, PIN Code - 421 204, State -Maharashtra, Country - India

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 STUKALATHANE@icici

for Vastukala Consultants (N) Pvt Ltd

d Signatory

This is a Computer Generated Invoice







An ISO 9001:2015 Certified Company www.vastukala.org



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Ghodbunder Branch / Sushil Kumar G. Dubey (30390/46253)

Vastu/Thane/03/2023/30390/46253 22/15-446-PSSH Date: 22.03.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. M-701, 7th Floor, Wing - M, "Casa Elite", Lakeshore Greens, Project No. 5, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 204, State - Maharashtra, Country - India belongs to Sushil Kumar G. Dubey & Govinddhar S. Dubey.

Boundaries of the property.

North Internal Road South Internal Road

Wing - N East West Wing - L

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 53,54,200.00 (Rupees Fifty Three Lakh Fifty Four Thousand Two 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I)

MANOJ BABURAO **CHALIKWAR**



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01



Thane: 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621

Our Pan India Presence at:

Aurangabad Pune Mumbai 9 Nanded ∇ Thane Nashik Delhi NCR

Indore Ahmedabad V Jaipur

Rajkot Raipur Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org