PROFORMA INVOICE

	Invoice No.	Invoice No.			Dated		
stukala Consultants (I) Pvt Ltd -001,U/B FLOOR,	PG-1202/2	PG-1202/23-24		21-Jun-23			
MERANG, CHANDIVALI FARM ROAD, Delivery Note		ote			ms of Payment		
IDHERI-EAST 400072				AGAINS	T REPORT		
TIN/UIN: 27AADCV4303R1ZX ate Name: Maharashtra, Code:27	Reference	No. & Da	ate.	Other Ref	erences		
Mail : accounts@vastukala.org							
yer (Bill to)	Buyer's Ord	ler No.		Dated			
SMOS BANK- KALYAN BRANCH	<u> </u>						
LYAN BRANCH	Dispatch D			Delivery N	Note Date		
ound floor, Shiv Villa Apt. Opp. gagangiri So	c 32025 / 23			Destinatio			
i Chowk, Khadakpada Kalyan West 421301 STIN/UIN : 27AAAAT0742K1ZH	Dispatched	through		Destinatio	n		
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Valuation Report Prepared For: Cosmos Bank - Kalyan Branch / Mrs. Komal Doulatram Tolani (32025/2301204) Page 2 of 18

> Vastu/Thane/06/2023/32025/2301204 21/17-305-PSVS Date: 21.06.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Wing - Larimar "Tharwani Solitaire", Phase - I, Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District -Thane, PIN Code - 421 301, State Maharashtra, Country - India belongs to Mrs. Komal Doulatram Tolani.

Boundaries of the property.

North	:	Internal Road
South	1	Internal Road
East	:	Kyanite Building
West	:	Marcasite Building

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 ₹ 46,61,250.00 (Rupees Forty Six Lakh Sixty One Thousand Two Hundred Fifty 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

C

www.vastukala.org

For VASTUKALA CONSULTANTS (I) PVT. LTD. MANOJ BABURAO **CHALIKWAR** Director Auth. Sign. Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 Cosmos Emp. No. H.O./Credit/67/2019-20 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

Q Rajkot

Q Raipur

Our Pan India Presence at : 💡 Mumbai **Q** Aurangabad **Q** Pune 0 Thane Nanded Indore 🕈 Delhi NCR 🛛 🕈 Nashik 💡 Ahmedabad 🂡 Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

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