

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>	Invoice No.	Dated
	<b>PG-1629/23-24</b>	<b>19-Jul-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
Buyer (Bill to)  <b>Cosmos Bank - Mulund (West) Branch</b> Mulund (West) Branch Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai - 400 080 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>002636 / 2301686</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
				<b>360.00</b>
				<b>360.00</b>
	Total			<b>₹ 4,720.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

**Remarks:**  
 Mr. Mukesh M. Jain & Mrs. Ranjana Mukesh Jain -  
 Residential Flat No. 702, 7th Floor, 'D' Wing, Type 'D',  
 "Unique Greens Cop-op. Hsg. Soc. Ltd.", Ghodbunder  
 Road, Opp. Park Woods, Village Kavesar, Thane ( West),  
 PIN - 400 615, 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

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd

*Ainal*  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





Valuation Report Prepared For: Cosmos Bank / Mulund (West) Branch / Mr. Mukesh M. Jain (2636/2301686) Page 2 of 17

Vastu/Thane/07/2023/2636/2301686  
19/05-311-JAVS  
Date: 19.07.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 702, 7<sup>th</sup> Floor, 'D' Wing, Type 'D', "Unique Greens Cop-op. Hsg. Soc. Ltd.", Ghodbunder Road, Opp. Park Woods, Village Kavesar, Thane (West), PIN – 400 615, State – Maharashtra, Country – India belongs to **Mr. Mukesh M. Jain & Mrs. Ranjana Mukesh Jain**.

Boundaries of the property.

North : Ruby 1, Cosmo Jewels  
South : Open Plot  
East : MHADA Building  
West : 'C' Wing of Unique Greens

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 **₹ 1,02,13,500.00 (Rupees One Crore Two Lakhs Thirteen Thousand Five 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) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India, 2.5.4.20=692220645d8f5d5c79d0c79e26805913490c7d330413  
3111229977a1805922, postalCode=400005, st=Maharashtra,  
serialNumber=11a56d56a8acc2966b2a05a8f6a3d831d11ed  
26369e2f2a29a327b6228fc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.07.19 15:08:08 +05'30'

Auth. Sign.

Director

**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



[www.vastukala.org](http://www.vastukala.org)

**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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**Our Pan India Presence at :**

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

📍 **Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
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