

**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 : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-4645/23-24</b>	<b>12-Feb-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK</b> NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST,4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>006812/2304929</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>₹ 2,360.00</b>

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

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

**Remarks:**  
 006812/2304929 Mohammed Irfan Shabbir Qureshi - Residential Flat No. 103, 1st Floor, Wing - A, "Hirani Regency Complex", Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District - Palghar, PIN Code - 401 501, 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 : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

**for Vastukala Consultants (I) Pvt Ltd**  
**Pooja Dagare**  
Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt Ltd, email=pooja.dagare@vastukala.org, serial=324202117463444070  
**Authorised Signatory**

This is a Computer Generated Invoice



Vastu/Thane/02/2024/6812/2304929  
12/18-151-PSSH  
Date: 12.02.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - A, "**Hirani Regency Complex**", Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District – Palghar, PIN Code – 401 501, State – Maharashtra, Country – India belongs to **Mohammed Irfan Shabbir Qureshi**.

Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Open Plot  
West : Internal Road

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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 16,49,700.00 (Rupees Sixteen Lakh Forty Nine Thousand Seven 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  
Chalikwar**

**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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.12 18:06:14 +05'30'

*Avinav*

**Auth. Sign.**



**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 :**

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),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org