PROFORMA INVOICE

B1-001, U/B FLOOR, PG-5478/23-24 29-Mar-24 BOOMERANG, CHANDIVALI FARM ROAD, Mode/Terms of Paymen MODHER-LEAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R12X State Name : Maharashtra, Code : 27 Reference No. & Date. Other References E-Mail : accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) Cosmos Bank - Mulund (West) Branch Dispatch Doc No. Delivery Note Date Mulund (West) Branch Mulund (West), Govardhan Nagar, Dispatch Doc No. Delivery Note Date State Name : Maharashtra, Code : 27 Dispatch doc No. Delivery Note Date OSTIN/UIN : 27AAAAT0742K12H Dispatched through Destination State Name : Maharashtra, Code : 27 Terms of Delivery Mode/Terms of Services) State Name : Maharashtra, Code : 27 997224 18 % 5,000 Maunt Chargeable (in words) Total ₹ 5,900. 450 Amount Chargeable (in words) Tax Amount Tax Amount HSN/SAC Tax Ambele Central Tax State Tax Total HSN/SAC Tax Amount Rate Amount Tax Amount	Vastukala Consultants (I) Pvt Ltd		Invoice N	0.		ated		
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Valuation Report: Cosmos Bank / Mulund (West) Branch / Mr. Arvind Devaji Mavani (/6877/2305803) Page 2 of 16

Vastu/Thane/03/2024/6877/2305803 29/13-551-PSVSB Date: 29.03.2024

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 2, Ground Floor, **"Krushnai Heights Co-Op. Hsg. Soc. Ltd."**, Near Maruti Mandir, Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN – 421 202, State – Maharashtra, Country – India belongs to **Mr. Arvind Devaji Mavani.**

Boundaries of the property.

North	:	Internal Road
South	1 :	Pooja Niwas Building
East	:	Ganaraj Building
West	:	Shyam Soni Apartment

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 ₹ 37,08,000.00 (Rupees Thirty Seven Lakhs Eight Thousand 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

www.vastukala.org

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: 2024.03.29 15:32:08 +05'30' 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
 P Aurangabad
 Pune
 Pune

- 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