

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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. PG-4701/23-24	Dated 15-Feb-24
Buyer (Bill to) Cosmos Bank IMCS Thane Branch IMCS Campus, Plot no C-4 Near Automatic bus stop Opp Uplab company Wagle estate Thane GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note AGAINST REPORT	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 006963/2304985	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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
Total			360.00		360.00	720.00

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

Remarks:

006963/2304985 Mrs. Shahnaj Chandpasha Shaikh,
 Mr. Riyaz Shanur Mulani & Mr. Shanur Umrao Mulani -
 Residential Flat No. 704, 7th Floor, "Parshwanath
 Galaxy Co-Op. Hsg. Soc. Ltd.", Near Kasarvadavli
 Naka, Ghodbunder Road, Village - Kasarvadavli,
 Thane (West), Taluka & District - Thane, PIN Code -
 400 615, State Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

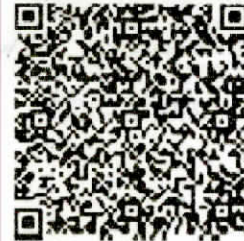
NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD

Digitally signed on 15/02/2024 14:55:44

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 704, 7th Floor, "Parshwanath Galaxy Co-Op. Hsg. Soc. Ltd.", Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State Maharashtra, Country - India belongs to **Mrs. Shahnaj Chandpasha Shaikh, Mr. Riyaz Shanur Mulani & Mr. Shanur Umrao Mulani.**

Boundaries of the property.

North : Krishna Greenland Park Building
South : Kasarvadavli Road
East : Tieten Medicity Hospital
West : Ghodbunder Road

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 **₹ 58,03,952.00 (Rupees Fifty Eight Lakh Three Thousand Nine Hundred Fifty Two 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.15 15:17:25 +05'30'

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 :

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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