


**PROFORMA INVOICE**

 <b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated
	PG-1143/24-25	2-Jul-24
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	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	009501/2307029	
	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>25,000.00</b>
	<b>CGST</b>			<b>2,250.00</b>
	<b>SGST</b>			<b>2,250.00</b>
	Total			<b>29,500.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Twenty Nine Thousand Five Hundred Only**

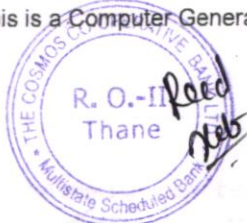
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	25,000.00	9%	2,250.00	9%	2,250.00	4,500.00
<b>Total</b>	<b>25,000.00</b>		<b>2,250.00</b>		<b>2,250.00</b>	<b>4,500.00</b>

Tax Amount (in words) : **Indian Rupee Four Thousand Five Hundred Only**

Remarks: 009501/2307029 Shri. Laxman Abaji Surve -N. A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District -Thane, State - Maharashtra, Country - India Company's PAN : <b>AADCV4303R</b> 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 : <b>ICICI BANK LTD</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b>  UPI Virtual ID : VASTUKALATHANE@icici
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Customer's Seal and Signature	for <b>Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 06-07-2024 18:51:31</small> Authorised Signatory
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This is a Computer Generated Invoice





**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Naupada Branch / Smt. Indira Laxman Surve (009501/2307029) Page 2 of 15

Vastu/Thane/07/2024/009501/2307029

02/14-33-JABS

Date: 02.07.2024

### VALUATION OPINION REPORT

The property N.A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District -Thane, State - Maharashtra, Country - India belongs to **Smt. Indira Laxman Surve**.

#### Boundaries of the property.

Building	:	As per actual site	As per Documents
North	:	Police Station	Village Mahape
South	:	Bajrang Hotel	Survey No. 83(2) Village Advali Bhutali
East	:	Internal Road / Open Hill	Survey No. 83(1) Admeasuring 40 Guntas Village Advali Bhutali
West	:	Shil Phata – Mahape Road	Survey No. 83(1) Admeasuring 86 Guntas Village Advali Bhutali

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 –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
N.A. Land	16,62,40,000.00	14,96,16,000.00	13,29,92,000.00

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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.02 15:19:12 +05'30'

**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



#### Our Pan India Presence at :

- 📍 Nanded
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- 📍 Jaipur

#### Regd. Office

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