



PROFORMA INVOICE

 Vastukala Consultants (I) Pvt Ltd 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. PG-1073/24-25	Dated 28-Jun-24			
	Delivery Note AGAINST REPORT	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date. Other References		
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated			
	Dispatch Doc No. 009542/2306959	Delivery Note Date			
	Dispatched through	Destination			
	Terms of Delivery				
SI 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
Total			360.00	360.00	720.00
Tax Amount (in words) : Indian Rupee Seven Hundred Twenty Only					
Remarks: 009542/2306959 Shri. Dhananjay Raghunath Pachchhapurkar - Residential Flat No. 10, 2nd Floor, Wing - A, "Pratibimb Co-Op. Hsg. Soc. Ltd. ", Plot No. RH-159, M.I.D.C., Village - Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State - Maharashtra, Country - India Company's PAN : AADCV4303R		Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405			
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		 UPI Virtual ID : VASTUKALATHANE@icici			
Customer's Seal and Signature		for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 28-06-2024 16:53:13</small> Authorised Signatory			

This is a Computer Generated Invoice

Received
 7/7/2024





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC2078

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Dombivli (East) Branch/ Shri. Dhananjay Pachchhapurkar (9542/2306959) Page 2 of 17

Vastu/Thane/06/2024/9542/2306959

28/10-403-PSNK

Date: 28.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 10, 2nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India belongs to **Shri. Dhananjay Raghunath Pachchhapurkar**.

Boundaries of the property.

North	:	Indraprastha CHS
South	:	Nosil CHSL
East	:	Mamata Hospital Road
West	:	Apratim Co-Op Society

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 **₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety 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: 2024.06.28 15:21:49 +05'30'

Arind
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

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| ○ Nanded | ○ Thane | ○ Ahmedabad | ○ Delhi NCR |
| ○ Mumbai | ○ Nashik | ○ Rajkot | ○ Raipur |
| ○ Aurangabad | ○ Pune | ○ Indore | ○ Jaipur |

Regd. Office

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