

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 22 A, Ground Floor, "Vijaydeep Co.-Op. Hsg. Soc. Ltd.", Nauroji Road, Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400 005, State - Maharashtra, India belongs to **Shri. Satish Shantaram Kargutkar**.

Boundaries of the property

North : Indumati Sakharkar Marg
South : 2nd Koli Lane
East : Road / Chandrabhaga Kute Chawl
West : Road / Paras Bhavan

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 for this particular purpose at **₹ 23,98,260.00 (Rupees Twenty Three Lakhs Ninety Eight Thousands Two Hundred And Sixty 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 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: 2024.09.05 16:26:49 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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
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Regd. Office

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✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Thane

PROFORMA INVOICE

 Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated
	PG-2155/24-25	5-Sep-24
Buyer (Bill to) Cosmos Bank- Colaba 8, Shree Sadan ,Lala Nigam Road, Coloba Mumbai 400005 GSTIN/UIIN : 27AAAAT0742K1ZH 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
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				5,900.00

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

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total			450.00		450.00	900.00

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

Remarks:
 011014/2308058 Shri. Satish Shantaram Kargutkar
 -Commercial Shop No. 22 A, Ground Floor, "Vijaydeep
 Co.-Op. Hsg. Soc. Ltd.", Nauroji Road, Municipality
 Ward No. A, District - Mumbai, Culaba, PIN Code -
 400 005, State - Maharashtra, 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 05-09-2024 16:02:44
 Authorised Signatory

This is a Computer Generated Invoice

10/09/24

[Handwritten Signature]