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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.	Dated																									
	PG-2232/24-25	12-Sep-24																									
	Delivery Note	Mode/Terms of Payment																									
		AGAINST REPORT																									
	Reference No. & Date.	Other References																									
Buyer (Bill to) Cosmos Bank-Ghodbandar Road Branch Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated																									
	Dispatch Doc No.	Delivery Note Date																									
	011110/2308135																										
	Dispatched through	Destination																									
	Terms of Delivery																										
<table border="1"> <thead> <tr> <th>SI No.</th> <th>Particulars</th> <th>HSN/SAC</th> <th>GST Rate</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>VALUATION FEE</td> <td>997224</td> <td>18 %</td> <td>4,000.00</td> </tr> <tr> <td></td> <td>CGST</td> <td></td> <td></td> <td>360.00</td> </tr> <tr> <td></td> <td>SGST</td> <td></td> <td></td> <td>360.00</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total</td> <td>4,720.00</td> </tr> </tbody> </table>			SI No.	Particulars	HSN/SAC	GST Rate	Amount	1	VALUATION FEE	997224	18 %	4,000.00		CGST			360.00		SGST			360.00	Total				4,720.00
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Tax Amount (in words) : Indian Rupee Seven Hundred Twenty Only Remarks: 011110/2308135 Gauttam Somaju Salwankar & Anjali Gauttam Salwankar - Residential Flat No. 201, 2nd Floor, Building No 5, Wing - G, "Casa Elite A to J Co-Op. Hsg. Soc. Ltd", Lakeshore Greens, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, 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 <small>Digitally signed on 12-09-2024 12:25:16</small> Authorised Signatory																										

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, Building No 5, Wing - G, "Casa Elite A to J Co-Op. Hsg. Soc. Ltd", Lakeshore Greens, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India belongs to **Gauttam Somaju Salwankar & Anjali Gauttam Salwankar**.

Boundaries	:	Building	Flat
North	:	Wing - D	Marginal Space
South	:	Internal Road	Flat No. 202
East	:	Wing - F	Marginal Space
West	:	Wing - H	Staircase

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 **₹ 67,92,796.00 (Rupees Sixty Seven Lakhs Ninety Two Thousands Seven Hundred And Ninety Six 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.12 12:41:43 +05'30'



Auth. Sign.

Director



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
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Our Pan India Presence at :

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Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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