



Thane

## 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																									
	<b>PG-2377/24-25</b>	<b>21-Sep-24</b>																									
	Delivery Note	Mode/Terms of Payment																									
	Reference No. & Date.	Other References																									
Buyer (Bill to) <b>Cosmos Bank</b> 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	Buyer's Order No.	Dated																									
	Dispatch Doc No.	Delivery Note Date																									
	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><b>VALUATION FEE</b></td> <td>997224</td> <td>18 %</td> <td><b>4,000.00</b></td> </tr> <tr> <td></td> <td><b>CGST</b></td> <td></td> <td></td> <td><b>360.00</b></td> </tr> <tr> <td></td> <td><b>SGST</b></td> <td></td> <td></td> <td><b>360.00</b></td> </tr> <tr> <td colspan="4" style="text-align: right;">Total</td> <td><b>4,720.00</b></td> </tr> </tbody> </table>		SI No.	Particulars	HSN/SAC	GST Rate	Amount	1	<b>VALUATION FEE</b>	997224	18 %	<b>4,000.00</b>		<b>CGST</b>			<b>360.00</b>		<b>SGST</b>			<b>360.00</b>	Total				<b>4,720.00</b>	
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Total				<b>4,720.00</b>																							
Amount Chargeable (in words)		<b>E. &amp; O.E</b>																									
<b>Indian Rupee Four Thousand Seven Hundred Twenty Only</b>																											
HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount																					
997224	4,000.00	9%	360.00	9%	360.00	720.00																					
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>																					
Tax Amount (in words) : <b>Indian Rupee Seven Hundred Twenty Only</b>																											
Remarks: 011325/2308283 Mr. Harmesh Pravin Majithia, Mr. Pravin Damji Majithia, Mrs. Bhagwati Pravin Majithia & Mrs. Dhara Harmesh Majithia - Residential Flat No. 804, 8th Floor, Building No 4, "Iris Building", Runwal Garden City Tower 4 (Iris) Co-Op. Hsg. Soc. Ltd., Runwal Garden City Phase 2 Complex, Near Piramal Healthcare, Balkum, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India. Company's PAN : <b>AADCV4303R</b>		Company's Bank Details Bank Name : <b>The Cosmos Co-Operative Bank Ltd</b> A/c No. : <b>0171001022668</b> Branch & IFS Code: <b>Vileparle &amp; COSB0000017</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		 UPI Virtual ID : Vastukala@icici																									
Customer's Seal and Signature		<b>for Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD Digitally signed on 21-09-2024 15:55:46 Authorised Signatory																									



This is a Computer Generated Invoice

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 804, 8<sup>th</sup> Floor, Building No 4, "**Iris Building**", Runwal Garden City Tower 4 (Iris) Co-Op. Hsg. Soc. Ltd., Runwal Garden City Phase 2 Complex, Near Piramal Healthcare, Balkum, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India belongs to **Mr. Harmesh Pravin Majithia, Mr. Pravin Damji Majithia, Mrs. Bhagwati Pravin Majithia & Mrs. Dhara Harmesh Majithia** .

Boundaries	:	Building	Flat
North	:	Internal Road	Flat No. 803
South	:	University Road	Lift
East	:	Tower - 5, Runwal Garden City	Open to Sky
West	:	Tower - 3, Runwal Garden City	Passage

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 **₹ 91,84,700.00 (Rupees Ninety One Lakhs Eighty Four Thousands Seven Hundred 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: 2024.09.21 16:07:45 +05'30'



Director

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 :**

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

**Regd. Office**

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Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**