


## PROFORMA INVOICE

 <b>VASTUKALA</b> <small>BRANDING EXPERTS</small>	<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. <b>PG-2462/24-25</b>	Dated <b>26-Sep-24</b>
	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 <b>AGAINST REPORT</b>	Reference No. & Date.
		Buyer's Order No.	Dated
		Dispatch Doc No. <b>011444/2308368</b>	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>2,360.00</b>

Amount Chargeable (in words) **Indian Rupee Two Thousand Three Hundred Sixty Only**  
E. & O.E

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>			<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

**Remarks:**  
 011444/2308368 Mrs. Poonam Raut & Mr. Viraj Vijay  
 Ajgaonkar - Residential Flat No. 1404, 14th Floor,  
 Building No 26, "Regency Sarvam", Gupta Estates,  
 Near Titwala Station, Ganpati Mandir Road, Village -  
 Manda & Titwala, Taluka - Kalyan, District - Thane,  
 Titwala (East), PIN Code - 421 605, 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 : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Received.  
 27.09.24  
 P. P. R. R. R.

Customer's Seal and Signature

**for Vastukala Consultants (I) Pvt Ltd**  
 ASMITA JAYSING RATHOD  
Digitally signed on 26-09-2024 16:35:38  
 Authorised Signatory



www.vastukala.co.in

Prathmesh

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/09/2024/011444/2308368  
26/7-374-PSRJ  
Date: 26.09.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1404, 14<sup>th</sup> Floor, Building No 26, "Regency Sarvam", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India belongs to **Mrs. Poonam Raut & Mr. Viraj Vijay Ajgaonkar**.

Boundaries	:	Building	Flat
North	:	Regency Sarvam Road	Details not available
South	:	Internal Road	Details not available
East	:	Building No. 27	Details not available
West	:	Building No. 25	Details not available

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 **₹ 40,16,125.00 (Rupees Forty Lakhs Sixteen Thousands One Hundred And Twenty Five 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: 2024.09.26 14:54:18 +05'30'

*Avind*

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 82978 / 90216 05621

Our Pan India Presence at :

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

**Regd. Office**

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