



Thane

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-2520/24-25	28-Sep-24				
	Delivery Note	Mode/Terms of Payment				
		AGAINST REPORT				
	Reference No. & Date.	Other References				
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST,4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	011529/2308427					
	Dispatched through	Destination				
	Terms of Delivery					
SI No.	Particulars	HSN/SAC	GST Rate	Amount		
1	VALUATION FEE	997224	18 %	8,000.00		
	CGST			720.00		
	SGST			720.00		
	Total			9,440.00		
Amount Chargeable (in words)				E. & O.E		
Indian Rupee Nine Thousand Four Hundred Forty Only						
HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
997224	8,000.00	9%	720.00	9%	720.00	1,440.00
Total	8,000.00		720.00		720.00	1,440.00
Tax Amount (in words) : Indian Rupee One Thousand Four Hundred Forty Only						
Remarks: 011529/2308427 Mr. Harish Shyamlal Jotwani -Commercial Shop No. FA - 12 & F - 13, 1st Floor, "Lake City Mall - A", Kapurbawdi Circle,New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, 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 Digitally signed on 28-09-2024 17:31:42 Authorised Signatory			

This is a Computer Generated Invoice



01/10/2024
01/10/2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. FA - 12 & F - 13, 1st Floor, "Lake City Mall - A", Kapurbawdi Circle, New/Current Survey No. 128/B (Part) & 129/2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Harish Shyamlal Jotwani**.

Boundaries of the property

North : Bhiwandi - Wada Road
South : Roopchand Apartment
East : High Street Mall
West : Ghodbunder Road

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 **₹ 1,35,48,416.00 (Rupees One Crore Thirty Five Lakhs Forty Eight Thousands Four Hundred And Sixteen 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: 2024.09.28 17:26:43 +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 :

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

Regd. Office

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