

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/10/2024/011977/2308789 24/5-329-PSRJ Date: 24.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 605, 6th Floor, Building No 50, "Gurukrupa Divyam", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India belongs to **Dhananjay Nandu Adsul & Varsha Dhananjay Adsul**.

Boundaries of the property

North

: Internal Road / Chandan Pride Building

South

: Internal Road

East

Pant Nagar Colony Road

West

Suprabhat CHSL

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 ₹ 98,67,000.00 (Rupees Ninety Eight Lakhs Sixty Seven Thousands 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 Consultants (i) Pvt. Ltd., ou=Mumbai

Digitally signed by Manoj Chalikwa email=manoj@vastukala.org, c=lN Date: 2024.10.24 12:58:59 +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:

Nanded Mumbai

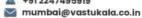
Rajkot

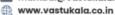
₽ Raipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai:-400072, (M.S), India









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

Buyer (Bill to)

COSMOS BANK- KALYAN BRANCH

KALYAN BRANCH

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301

GSTIN/UIN State Name : 27AAAAT0742K1ZH Maharashtra, Code: 27

	Invoice No.	Dated 24-Oct-24 Mode/Terms of Payment				
	PG-2885/24-25					
), 2	Delivery Note					
7	Reference No. & Date.	Other References				
	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	011977/2308789					
	Dispatched through	Destination				

Terms of Delivery

SI No.	Particulars	21		HSN/SAC	GST Rate	Amount
1	VALUATION FEE		CGST SGST		18 %	4,000.00 360.00 360.00
			Total			₹ 4,720.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable	CGST		SGST/UTGST		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words): Indian Rupee Seven Hundred Twenty Only

Remarks:

011977/2308789 Dhananjay Nandu Adsul & Varsha Dhananjay Adsul - Residential Flat No. 605, 6th Floor, Building No 50, "Gurukrupa Divyam", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India.

Company's PAN

: AADCV4303R

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

THANE CHARAI & ICIC0003405



: VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice