

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 605, 6<sup>th</sup> 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**

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: 2024.10.24 12:58:59 +05'30'

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

## 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-2885/24-25</b>	<b>24-Oct-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK- KALYAN BRANCH</b> KALYAN BRANCH Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>011977/2308789</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>4,000.00</b>
				<b>360.00</b>
				<b>360.00</b>
				<b>CGST</b>
				<b>SGST</b>
				<b>Total</b>
				<b>₹ 4,720.00</b>

Amount Chargeable (in words)

E. &amp; O.E

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	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) : **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**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**

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice

