

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-2993/24-25</b>	<b>29-Oct-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Cosmos Bank- Colaba</b> 8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005 GSTIN/UIN : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>12056/2308895</b>	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
Total				<b>₹ 5,900.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>			<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**  
 12056/2308895 Mr. Ramkrishna Aba Gawade -  
 Industrial Unit No. 115, 1st Floor, "Shah & Nahar  
 Industrial Premises (A2) Co-Op. Society Ltd.", Dhanraj  
 Mill Compound, CTS No. 159, Sitaram Jadhav Marg,  
 Village - Lower Parel,  
 Municipality Ward No. G - South, District - Mumbai,  
 Lower Parel (West), PIN Code - 400 013, 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 : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

**for Vastukala Consultants (I) Pvt Ltd**

**Pooja Dagare**

Authorized Signatory

This is a Computer Generated Invoice

*Pooja Dagare*  
05/11/2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 115, 1<sup>st</sup> Floor, "**Shah & Nahar Industrial Premises (A2) Co-Op. Society Ltd.**", Dhanraj Mill Compound, CTS No. 159, Sitaram Jadhav Marg, Village - Lower Parel, Municipality Ward No. G - South, District - Mumbai, Lower Parel (West), PIN Code - 400 013, State - Maharashtra, India belongs to **Mr. Ramkrishna Aba Gawade**.

Boundaries of the property

North : Shah & Nahar Industrial Premises (A1) Co-Op. Soc. Ltd  
South : Sun Mills Compound Road  
East : Railway Track  
West : Internal 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 **₹ 1,98,55,030.00 (Rupees One Crore Ninety Eight Lakhs Fifty Five Thousands Thirty 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: 2024.10.28 18:07:16 +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



**Thane** : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
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**Our Pan India Presence at :**

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
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**Regd. Office**

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