
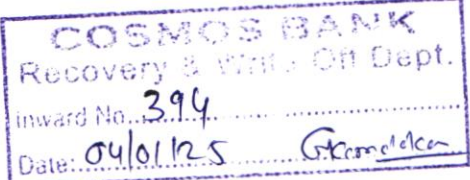


## PROFORMA INVOICE

 <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. <b>PG-3873/24-25</b>	Dated <b>25-Dec-24</b>
	Delivery Note	Mode/Terms of Payment
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	Reference No. & Date. <b>PG-3873/24-25 dt. 25-Dec-24</b>	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>13183/2309780</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>1,500.00</b>
	<b>CGST</b>		<b>135.00</b>
	<b>SGST</b>		<b>135.00</b>
<b>Total</b>			<b>₹ 1,770.00</b>



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

**Indian Rupee One Thousand Seven Hundred Seventy Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
<b>Total</b>	<b>1,500.00</b>		<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

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

**Remarks:**  
 013183/2309780 Mr. Nitin Janardhan Dhas - Residential Flat No. F-2, 1st Floor, Building No 11A, "Sathya Lifestyles Colony", Sathya Lifestyles Phase - 2 Project, Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code - 401 404, 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.**  
ASMITA JAYSING RATHOD  
 Digitally signed on 22-01-2025 15:57:59  
 Authorized Signatory

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. F-2, 1<sup>st</sup> Floor, Building No 11A, "**Sathya Lifestyles Colony**", Sathya Lifestyles Phase - 2 Project, Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404, State - Maharashtra, India belongs to **Mr. Nitin Janardhan Dhas**.

### Boundaries of the property

North	: Building No. 13
South	: Internal Road
East	: Internal Road
West	: Open Plot

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 18,48,770.00 (Rupees Eighteen Lakhs Forty Eight Thousands Seven Hundred And Seventy 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.**

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=C.M.D, email=cmd@vastukala.org, c=IN  
Date: 2024.12.26 10:11:33 +05'30'

*Avinad*  
Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I./I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20

Encl.: Valuation report