


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. PG-3966/24-25	Dated 31-Dec-24	
	Delivery Note	Mode/Terms of Payment	
	Reference No. & Date. PG-3966/24-25 dt. 31-Dec-24	Other References	
Buyer (Bill to) COSMOS BANK Ambernath Branch Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambernath (East) GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 13273/2309877	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
	Total			₹ 2,360.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

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

Remarks: 13273/2309877 Shri. Ramrao Haribhau Patil - Residential Flat No. 37, 4th Floor, Wing - B, "Shripad Shrivallabh Co-Op. Hsg. Soc. Ltd.," Datar Colony, Near S. V. Joshi High School, Plot No. 10, Village - Chole, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India Company's PAN : AADCV4303R	Company's Bank Details Bank Name : The Cosmos Co-Operative Bank Ltd A/c No. : 0171001022668 Branch & IFS Code: Vileparle & COSB0000017
	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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 37, 4th Floor, Wing - B, "Shripad Shrivallabh Co-Op. Hsg. Soc. Ltd.," Datar Colony, Near S. V. Joshi High School, Plot No. 10, Village - Chole, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Shri. Ramrao Haribhau Patil**.

Boundaries of the property

North	: Wing - C
South	: Internal Road
East	: Shree Guru Mandir Housing complex
West	: Bapu Datar Marg

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 **₹ 34,70,700.00 (Rupees Thirty Four Lakhs Seventy Thousands Seven Hundred 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: 2024.12.31 10:29:57 +05'30'

Avinad

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

