PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. **PG-5816/22-23**	Dated **18-Mar-23**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	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. **30389 / 46165**	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	**VALUATION FEE** *(Technical Inspection and Certification Services)*	997224	18 %	**4,000.00**
	CGST			**360.00**
	SGST			**360.00**
	Total			**₹ 4,720.00**

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

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	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**

Company's Bank Details
Bank Name   : **ICICI BANK LTD**
A/c No.   : **340505000531**
Branch & IFS Code : **THANE CHARAI & ICIC0003405**

Remarks:
Ashish Vasant Patil & Shravani Ashish Patil. Name of
Proposed Purchaser is Mr. Pavan Sonar - Residential
Flat No. 104, 1st Floor, Wing - B, "Regency Tower Co
-Op. Hsg. Soc. Ltd.", Karnik Road, Village –
Chikanghar, Kalyan (West), Taluka – Kalyan, District –
Thane, PIN Code – 421 301, State – Maharashtra,
Country – India

Company's PAN   : **AADCV4303R**

UPI Virtual ID : VASTUKALATHANE@icici

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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

Vastukala Consultants (I) Pvt. Ltd.
Think.Innovate.Create   An ISO 9001:2015 Certified Company   www.vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1st Floor, Wing - B, **"Regency Tower Co-Op. Hsg. Soc. Ltd."**, Karnik Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Ashish Vasant Patil & Shravani Ashish Patil.** Name of Proposed Purchaser is **Mr. Pavan Sonar.**

Boundaries of the property.

North	:	Open Plot / Internal Road
South	:	Karnik Road
East	:	Alif Apartment
West	:	Holy cross convent school & Junior college

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 71,88,800.00 **(Rupees Seventy One Lakh Eighty Eight Thousand Eight 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=9822b6c4fad35dc03e0cf39e266605913490cf3d33d4133311
5279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a8fce3cfeb31f31bd2e39
4e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.20 08:58:53 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01