

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> 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.	Dated
	<b>PG-5848/22-23</b>	<b>24-Mar-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	<b>AGAINST REPORT</b> Other References
Buyer (Bill to) <b>UNION BANK OF INDIA</b> Mulund West P K Road Branch 185R-Alhad, P K Road Mulund West Mumbai 400080 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>30426 / 46197</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>3,500.00</b>
				<b>CGST</b>
				<b>315.00</b>
				<b>SGST</b>
				<b>315.00</b>
Total				<b>₹ 4,130.00</b>

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

**Indian Rupee Four Thousand One Hundred Thirty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,500.00	9%	315.00	9%	315.00	630.00
<b>Total</b>	<b>3,500.00</b>		<b>315.00</b>		<b>315.00</b>	<b>630.00</b>

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

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **340505000531**

Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Remarks:

"Mrs. Nipa Nayan Thakkar - Residential Flat No. 1201, 12th Floor, ""The Old Hemant Villa Co-op. Hsg. Soc. Ltd."" , Zaver Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – 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

for Vastukala Consultants (I) Pvt Ltd

*Ainal*  
Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





Valuation Report Prepared For: Union Bank of India / Mulund West Branch / Mrs. Nipa Nayan Thakkar (30426/46197)

Page 2 of 25

Vastu/Thane/03/2023/30426/46197  
20/26-391-NIPA  
Date: 20.03.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1201, 12<sup>th</sup> Floor, "The Old Hemant Villa Co-op. Hsg. Soc. Ltd.", Zaver Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to Mrs. Nipa Nayan Thakkar.

### Boundaries of the property.

North : Shiv Krupa Building  
South : Zaver Road  
East : Mahavir Symphony  
West : Mhanjusha CHSL

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 this particular purpose at ₹ 2,06,80,000.00 (Rupees Two Crore Six Lakh Eighty Thousand 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.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.03.21 09:34:12 +05'30'

C.M.D.

Auth. Sign



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
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