

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 Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada THANE-WEST GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Invoice No. PG-768/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30866 / 2300770 Dispatched through Terms of Delivery	Dated 24-May-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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Sl 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
		Rate	Amount	Rate	Amount	Tax 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**

Remarks:
 Mr. Arvind J. Parmar & Mrs. Lalita A. Parmar -
 Residential Flat No. B-305, 3rd Floor, Wing - B, Building
 No. B - 3/4, "Nageshwar Co-Op. Hsg. Soc. Ltd.",
 Padmavati Nagar, 150 Ft. Road, Bhayandar (West),
 Taluka & District - Thane, PIN Code - 401 101, 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

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

 Authorised Signatory

This is a Computer Generated Invoice



VALUATION OPINION REPORT

The property bearing Residential Flat No. B-305, 3rd Floor, Wing - B, Building No. B – 3/4, "**Nageshwar Co-Op. Hsg. Soc. Ltd.**", Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India belongs to **Mr. Arvind J. Parmar & Mrs. Lalita A. Parmar.**

Boundaries of the property.

North : Mahakaleshwar Temple
South : Shri Shankheshwar Parshwanath Jain Temple
East : Internal Road
West : Shankheshwar Building

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 **₹ 58,13,437.00 (Rupees Fifty Eight Lakh Thirteen Thousand Four Hundred Thirty Seven 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=982204c4fa335d0340c739e2685912490c7d33041333
1.3.2.7901731865652, postalCode=400006, email=manoj.chalikwar@vastukala.org,
serialNumber=41155a56a6bdc89d62a55a8fca3e86b31f311b2e3
94e28fca29a27706230c, dn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.25 10:21:21 +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



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,
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Mumbai - 400 093, (M.S.), INDIA
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