

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-401/23-24	Dated 3-May-23
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	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31160 / 2300406	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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	Central Tax		State Tax		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:
 Mr. Sudarshan Jayram Shetty & Mrs. Shashikala Sudarshan Shetty - Residential Flat No. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road, Village - Ambernath, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421 501, 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

Avinav
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road, Village – Ambarnath, Ambarnath (East), Taluka – Ambarnath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Mr. Sudarshan Jayram Shetty & Mrs. Shashikala Sudarshan Shetty.**

Boundaries of the property.

North	:	B Type Building
South	:	Internal Road
East	:	Loknagari Main Road
West	:	Sarswati 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 valued for banking purpose for **₹ 20,69,100.00 (Rupees Twenty Lakh Sixty Nine Thousand One 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=9022b6c4f6d1d0c3b0c79630665913490c4d3344131311
5279917a18b5052, postalCode=400069, st=Maharashtra,
serialNumber=11450556babac20f662c2ca3b0a3c1e011b0c2e39
4e08f2c762d796c2546, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.03 17:31:14 +05'30'

Arinal



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
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Our Pan India Presence at :

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

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