

**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. <b>PG-406/23-24</b>	Dated <b>3-May-23</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No.	Delivery Note Date	
	<b>31212 / 2300411</b>		
	Dispatched through	Destination	
Terms of Delivery			

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

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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**



UPI Virtual ID : **VASTUKALATHANE@icici**

**Remarks:**

Mr. Shashank Shrikrishna Lohokare - Residential Bungalow on Plot No. RL - 36 M.I.D.C., Dombivli Industrial Area, Milap Nagar, Village - Ajde - Golavali, Dombivli (East), Taluka - Kalyan, District - Thane, Pin Code - 421203, 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**

*Avinash*  
 Authorised Signatory

This is a Computer Generated Invoice

*Ram J. Joshi*



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org





## VALUATION OPINION REPORT

The property bearing **Residential Bungalow** on Plot No. RL - 36 M.I.D.C., Dombivli Industrial Area, Milap Nagar, Village - Ajde - Golavali, Dombivli (East), Taluka - Kalyan, District - Thane, Pin Code - 421203, State - Maharashtra, Country - India belongs to **Mr. Shashank Shrikrishna Lohokare**.

Boundaries of the property.

North	:	Plot No. RL - 37
South	:	Plot No. RL - 35
East	:	Other Row House
West	:	Road

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 ₹ **91,91,000.00 (Rupees Ninety One Lakh Ninety One 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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9622b6c4ad135d03e0d793e2685913490d7d83d4131  
3115279b17a1826512, postalCode=400056, st=Maharashtra,  
serialNumber=1456a566ab4cc098602a5a88ca3e4e131f31bd2e  
394e28f2e29a327b6230fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.04 09:10:39 +05'30'

Director

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20  
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 |

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