

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-682/23-24	Dated 20-May-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31444 / 2300684	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 %	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			180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

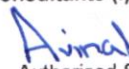
Remarks:
 Mr. Santosh Darbari Prajapati - Residential Flat No. 603, 6th Floor, Building No. 3, "Clover", Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambarnath (East), Taluka - Ambarnath, District - Thane, PIN Code - 421506, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**

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



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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 603, 6th Floor, Building No. 3, "Clover", Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421506, State - Maharashtra, Country - India belongs to **Mr. Santosh Darbari Prajapati**.

Boundaries of the property.

North	:	Internal Road
South	:	Pale Road
East	:	Blue Bell Building
West	:	Daffodil 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 **₹ 35,07,000.00 (Rupees Thirty Five Lakh Seven 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=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.32=4022bdc4f35607b6c7f9e268e5f139c2c334413331,
1.2.790.1.1.1=20552, postalCode=400006, st=Maharashtra,
serialNumber=1a5da566b6c2895b2a55a8e13feb31f31ba2e5
94a28f9a3079a355c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.20 11:57:08 +05'30'

Manoj
Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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, Ackruti Star, Central Road, MIDC, Andheri (E), **Mumbai** - 400 093, (M.S.), INDIA
☎ TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org