

**PROFORMA INVOICE**

R  
29/06/2023

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>Bank of India</b> Thane Main Branch Bank Of India BUilding 1st floor Shivajipath opp M H High School Thane (WEst) 400601 GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Invoice No.	Dated
	<b>PG-1186/23-24</b>	<b>21-Jun-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>31775 / 2301188</b>	
	Dispatched through	Destination
	Terms of Delivery	



Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,500.00</b>
				<b>CGST 225.00</b>
				<b>SGST 225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

*Remarks:*  
 Mr. Hansraj Valji Faria - Residential Flat No. 42, 3rd Floor, "The Blaze Apartments Co-Op Hsg. Soc. Ltd.", Near State Bank of India, Gokhale Road X Lane, Naupada, Thane (West), Thane - 400 602, 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**  
*Avinash*  
 Authorised Signatory

This is a Computer Generated Invoice





## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 42, 3<sup>rd</sup> Floor, "The Blaze Apartments Co-Op Hsg. Soc. Ltd.", Near State Bank of India, Gokhale Road X Lane, Naupada, Thane (West), Thane – 400 602, State - Maharashtra, Country – India belongs to **Mr. Hansraj Valji Faria**.

Boundaries of the property.

North	:	Open Plot
South	:	Open Plot
East	:	Internal Road
West	:	Sahu Market

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 this particular purpose at ₹ **1,58,34,000.00 (Rupees One Crore Fifty Eight Lakh Thirty Four 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20=9822b0c4fcd15dcd3e0f79e26869913490cf38130413  
33115279b17a18b5652, postalCode=400669, st=Maharashtra,  
serialNumber=+125a566496c29983a255a8f8a379b11131bd  
2c394e382e294327b625bc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.06.21 11:02:14 +05'30'

*Avinash*

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&I:Valuers:2019-20. 010

Encl. Valuation Report



www.vastukala.org

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 : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
● Tele/Fax : +91 22 28371325/24  
● mumbai@vastukala.org