

**PROFORMA INVOICE**

<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 : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>	Invoice No.	Dated
	<b>PG-1218/23-24</b>	<b>22-Jun-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to)  <b>STATE BANK OF INDIA</b> Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>32040 / 2301220</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI 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</b>
				<b>225.00</b>
				<b>SGST</b>
				<b>225.00</b>
	Total			<b>In₹ 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:**

Mrs. Rita Deepak Thakkar & Mr. Aman Deepak Thakkar - Residential Flat No. A/2003, 20th Floor, Wing - A, "Truearth Views", Opp. Vikhroli Old Police Station, Aatmaram Surve Marg, Kannamwar Nagar II, Village - Haryali, Vikhroli (East), Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 083, 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



*Aman*





## VALUATION OPINION REPORT

This is to certify that for under construction property bearing Residential Flat No. A/2003, 20<sup>th</sup> Floor, Wing – A, "Truearth Views", Opp. Vikhroli Old Police Station, Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla, District – Mumbai Suburban, PIN Code – 400 083, State - Maharashtra, Country – India belongs to **Mrs. Rita Deepak Thakkar & Mr. Aman Deepak Thakkar.**

Boundaries of the property.

North	:	Internal Road
South	:	Shivshruti CHSL
East	:	Internal Road
West	:	Aatmaram Surve Marg

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 for this particular purpose at **₹ 94,50,000.00 (Rupees Ninety Four Lakh Fifty Thousand Only)**. As per site inspection 68% of construction work is completed.

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.**

**Vidhi  
Chalikwar**

**Director**

**Vidhi M. Chalikwar**

Chartered Valuer (India)

Reg. No. (N) CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-2/86A/3

Encl: Valuation Report

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar,  
o=Vastukala Consultants (I) Pvt.  
Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.22 17:43:01 +05'30'

**Auth. Sign.**



[www.vastukala.org](http://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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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