

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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	Invoice No.	Dated
	PG-1640/23-24	20-Jul-23
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada GSTIN/UIN : 27AAIFM1544M1Z0 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.	Delivery Note Date
	002627 / 2301696	
	Dispatched through	Destination
	Terms of Delivery	

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

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
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:

Mrs. Shubha Jaywant Satula & Mr. Jaywant Haricharan Satula - Residential Tenement No. / Plot No. 119/C-12, RSC - 8, Ground Floor, "The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.", Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) - 400 610, 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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Received 21.07.23



VALUATION OPINION REPORT

The property bearing Residential Tenement No. / Plot No. 119/C-12, RSC – 8, Ground Floor, "The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.", Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) – 400 610, State – Maharashtra, Country – India belongs to **Mrs. Shubha Jaywant Satula & Mr. Jaywant Haricharan Satula.**

Boundaries of the property.

North	:	Majiwade Abhishek CHSL
South	:	Kusumba Building
East	:	Internal Road
West	:	Palash 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 **₹ 50,38,800.00 (Rupees Fifty Lakh Thirty Eight Thousand Eight 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=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=9E22B6C4E4135d31d3C79C0A6A913490C43364133
3115279517a1805652, postalCode=400009, st=Maharashtra,
serialNumber=4145655646c09a402950846c4d31C31a2D
a394c02e29a3277827516c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.20 15:28:00 +05'30'

Manoj

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



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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
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