

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-1675/23-24 Delivery Note	21-Jul-23 Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) Cosmos Bank-Ghodbandar Road Branch Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	002660 / 2301729 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:
 Shri. Narendra V. Joshi & Smt. Arundhati N. Joshi - Residential Flat No. 407, 4th Floor, Wing - A-2, (As per Agreement Wing A and as per site A-2) "Sahayog Complex Co-Op. Hsg. Soc. Ltd.", Tikujini Wadi Road, Village - Chitalsar Manpada, Near Arogydham Hospital, Thane (West), Taluka & District - Thane, PIN Code - 400 607, 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

 Authorised Signatory

This is a Computer Generated Invoice



VALUATION OPINION REPORT

The property bearing Residential Flat No. 407, 4th Floor, Wing – A-2, (As per Agreement Wing A and as per site A-2) "Sahayog Complex Co-Op. Hsg. Soc. Ltd.", Tikujini Wadi Road, Village – Chitalsar Manpada, Near Arogydham Hospital, Thane (West), Taluka & District – Thane, PIN Code - 400 607, State – Maharashtra, Country – India belongs to **Shri. Narendra V. Joshi & Smt. Arundhati N. Joshi.**

Boundaries of the property.

North : Wing B-1
South : Wing A-1 / Tikujini Wadi Road
East : Open Plot
West : Wing C-1

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 ₹ 61,82,050.00 (Rupees Sixty One Lakh Eighty Two Thousand Fifty 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) PVT. LTD., ou=Admin,
2.5.4.20=402226c4f6d55d5c39b0c17c38d001349b0c2b3b413
33115279b17a18b652, postalCode=400006, cn=ManojBaburao
serialNumber=41af5a595ab6c8949b2a55af3c3c3b31f11ad
20190a222a29a327b63234c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.07.22 11:42:22 +05'30'

Avinav

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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
TeleFax : +91 22 28371325/24
mumbai@vastukala.org