

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-3484/23-24	24-Nov-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
Buyer (Bill to) Cosmos Bank - Mulund (West) Branch Mulund (West) Branch Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai - 400 080 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	004037/2303638	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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:
 004037/2303638 "Mrs. Pratibha Bhushan Dahiwal, Mr. Bhushan Dilip Dahiwal & Mrs. Sushila Dilip Dahiwal - Residential Premises on Ground Floor, "Neelam Building", Final Plot No. 242, Pipe Line Road, Near Uday Nagar Society, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 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**



Recd on 28/11/23

Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice





Vastu/Thane/11/2023/4037/2303638

24/16-334-PAU

Date: 24.11.2023

VALUATION OPINION REPORT

The property bearing Residential Premises on Ground Floor, "**Neelam Building**", Final Plot No. 242, Pipe Line Road, Near Uday Nagar Society, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India belongs to **Mrs. Pratibha Bhushan Dahiwal, Mr. Bhushan Dilip Dahiwal & Mrs. Sushila Dilip Dahiwal.**

Boundaries of the property.

North : Pipe Line Road
South : Ramkrishna Society
East : Shantabai CHSL
West : Gokul Dham Building & Uday Nagar Road

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 **₹ 81,52,500.00 (Rupees Eighty One Lakh Fifty Two Thousand Five 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.**

**Sharadkumar
Chalikwar
Director**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.11.24 17:29:39 +05'30'

Auth. Sign.



Sharadkumar 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** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
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