

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-5025/23-24	5-Mar-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK- KALYAN BRANCH KALYAN BRANCH Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	007340/2305340	
	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 %	5,000.00
				CGST
				450.00
				SGST
				450.00
	Total			5,900.00

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:

007340/2305340 Dr. Sainath Sitaram Bairagi -
 Commercial Office No. 207, 2nd Floor, Building No. 1,
 "The Big World of Soman Sun Citi", Birla Collage
 Road, Village - Chikanghar, Kalyan (West), Thane -
 421 301, 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**

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD
 Digitally signed on 05-03-2024 16:43:52

Authorized Signatory

This is a Computer Generated Invoice

Received dt. 07/13/24
Choshi



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





Vastu/Thane/03/2024/7340/2305340

05/19-88-PRVSM

Date: 05.03.2024

VALUATION OPINION REPORT

The property bearing Commercial Office No. 207, 2nd Floor, Building No. 1, "The Big World of Soman Sun Citi", Birla Collage Road, Village – Chikanghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **Dr. Sainath Sitaram Bairagi**.

Boundaries of the property.

North	:	Bhiwandi – Murbad Road
South	:	Ganesh Apartment
East	:	Internal Road
West	:	Shiv Ganga Apartment

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 **₹ 46,57,062.00 (Rupees Forty-Six Lakh Fifty-Seven Thousand Sixty-Two 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.05 16:49:03 +05'30'

Avinad
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

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

