

PROFORMA INVOICE

Received  
19/3/24



<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-5254/23-24</b>	Dated <b>18-Mar-24</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
Buyer (Bill to) <b>BANK OF INDIA- KALWA (WEST)</b> KALWA BRANCH Sanghvi Valley A1 & A2, Parsik Nagar, Kalwa (West), Thane – 400 605, State – Maharashtra, GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>007677/2305573</b>	Delivery Note Date	
	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 225.00</b>
				<b>SGST 225.00</b>
				<b>Total 2,950.00</b>

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

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:  
 007677/2305573 Sandeep Prakash Kakad & Gangubai Sandeep Kakad - Residential Flat No. A2004, 20th Floor, Wing - A, "Dosti Marlin", Dosti West County – Dosti Nest Phase - 1, Off Old Mumbai-Agra Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, 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 18-03-2024 10:40:16  
 Authorised Signatory

This is a Computer Generated Invoice



## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. A2004, 20<sup>th</sup> Floor, Wing - A, "Dosti Marlin", Dosti West County – Dosti Nest Phase - 1, Off Old Mumbai-Agra Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India belongs to **Sandeep Prakash Kakad & Gangubai Sandeep Kakad**.

### Boundaries of the property

North	: Dosti Cedar Building
South	: Under Construction Building
East	: Balkum Pipeline Road
West	: Dosti Pine Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 78,03,000.00 (Rupees Seventy Eight Lakh Three Thousand Only) After completion of the property**. As per Site Inspection 29% 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 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: 2024.03.18 11:15:33 +05'30'

*Avinad*  
Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

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  
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