

Thane

### PROFORMA INVOICE

<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-87/24-25</b>	Dated <b>12-Apr-24</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
Buyer (Bill to) <b>JANATA SAHAKARI BANK LTD-MULUND-WEST</b> BALAJI ARCADE,PLOT NO-544/A, CTS NO-286, NETAJI SUBHASH ROAD, MULUND-WEST,MUMBAI GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>008184/2305954</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
				<b>CGST</b>
				<b>SGST</b>
	<b>Total</b>			<b>2,360.00</b>

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

Remarks:  
 008184/2305954 Mr. Jitendra Appa Gaonkar - Residential Flat No. 201, 2nd Floor, "Vastu Vinay Ashish", Near DK Sadan, Plot No. 2, Village - Joveli, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India.  
 Company's PAN : **AADCV4303R**

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**

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

UPI Virtual ID : VASTUKALATHANE@icici



Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd  
 ASMITA JAYSING RATHOD  
 Digitally signed on 12-04-2024 18:01:37  
 Authorised Signatory

*Handwritten signature*



This is a Computer Generated Invoice



Since 1989  
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, "**Vastu Vinay Ashish**", Near DK Sadan, Plot No. 2, Village - Joveli, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Jitendra Appa Gaonkar**.

### Boundaries of the property

North	: Internal Road
South	: Ushakiran Residency
East	: Internal Road / Omkar Apartment
West	: Jai Ambe 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 **₹ 25,23,232.00 (Rupees Twenty Five Lakh Twenty Three Thousand Two Hundred Thirty 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 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: 2024.04.12 18:03:20 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janta Sahkari Bank LTD Empanelment No.: 000000000

Encl.: Valuation report



**Thane** : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

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### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

☎️ +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)