

PROFORMA INVOICE

 VASTUKALA <small>Consultants & Services</small>	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.co.in	Invoice No. PG-505/24-25	Dated 18-May-24
		Delivery Note	Mode/Terms of Payment
		Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 008214/2306384	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI 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			360.00		360.00	720.00

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

Remarks:
 008214/2306384 Mr. Ranjeet Goma Thakur - Residential Flat No. 2103, 21st Floor, Building No. 18, "Runwal Gardens Phase 2 Building No. 18 - 23", Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 204, 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 : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt Ltd, email=pooja@vastukala.co.in, c=IN

Authorised Signatory

This is a Computer Generated Invoice

Recd
 Shree
 21/5/24



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 16

Vastu/Thane/05/2024/008214/2306384

18/17-244-PSRJ

Date: 18.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 2103, 21st Floor, Building No. 18, "Runwal Gardens Phase 2 Building No. 18 - 23", Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to **Mr. Ranjeet Goma Thakur.**

Boundaries of the property.

North	: Building No. 17
South	: Garden
East	: Internal Road
West	: Building No. 19

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 **₹ 57,96,000.00 (Rupees Fifty-Seven Lakh Ninety-Six Thousand 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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.18 17:33:46 +05'30'

Avinal

Auth. Sign.



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

Our Pan India Presence at :

Nanded	Thane	Ahmedabad	Delhi NCR
Mumbai	Nashik	Rajkot	Raipur
Aurangabad	Pune	Indore	Jaipur

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in