

## 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-142/24-25</b>	Dated <b>19-Apr-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Cosmos Bank - Mulund (West) Branch</b> 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	Buyer's Order No.  Dispatch Doc No. <b>008219/2306009</b>	Dated  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>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>₹ 5,900.00</b>

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
<b>Total</b>			<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**  
 008219/2306009 Mr. Hemant Balchand Shah & Mrs. Bhavna Hemant Shah - Residential Flat No. 201, 2nd Floor, 'A' Wing, Building No. A1, "Lotus Hill View Co-op. Hsg. Soc. Ltd." Bal Rajeshwar Road, L. B. Shastri Marg, Mulund (West), Mumbai - 400 080, 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

**for Vastukala Consultants (I) Pvt Ltd**  
 Pooja Dagare  
 Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN  
 Date: 2024.04.19 11:34:20 +05'30'  
 Authorised Signatory

This is a Computer Generated Invoice



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, 'A' Wing, Building No. A1, "Lotus Hill View Co-op. Hsg. Soc. Ltd.", Bal Rajeshwar Road, L. B. Shastri Marg, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India belongs to **Mr. Hemant Balchand Shah & Mrs. Bhavna Hemant Shah.**

Boundaries of the property.

North	:	Slum Area
South	:	Industrial Building
East	:	'B' Wing of Lotus Hill View
West	:	Open Space

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 **₹ 1,38,09,000.00 (Rupees One Crore Thirty-Eight Lakh Nine 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: 2024.04.19 11:46:21 +05'30'

*Avind*

Auth. Sign.

