

## 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-138/24-25</b>	Dated <b>18-Apr-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> 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. <b>008249/2306005</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>180.00</b>
	<b>SGST</b>			<b>180.00</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:**  
 008249/2306005 Mrs. Sarswati Babasaheb Shelke -  
 Residential Flat No. 602, 6th Floor, Building No. 2,  
 Wing - C, "Balaji Residency", Near Model College,  
 Village - Kanchangaon, Dombivli (East), Taluka -  
 Kalyan, District - Thane, PIN Code - 421 201, 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 19-04-2024 10:11:59

Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



22/04/2024





**VASTUKALA**  
Unlocking Excellence

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

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/04/2024/008249/2306005

18/11-144-PSRJ

Date: 18.04.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, Building No. 2, Wing - C, "**Balaji Residency**", Near Model College, Village – Kanchangaon, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mrs. Sarawati Babasaheb Shelke**.

#### Boundaries of the property.

North	: Internal Road
South	: Open Plot
East	: Wing - B
West	: Open Plot

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 **₹ 45,27,000.00 (Rupees Forty-Five Lakh Twenty-Seven Thousand Only)**. **As per Site Inspection 70% 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 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

Encl: Valuation report in Form – 01

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 11:39:15 +05'30'

**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 :**

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
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**Regd. Office**

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