


PROFORMA INVOICE


 VASTUKALA <small>PROPERTY CONSULTANTS</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-536/24-25	Dated 22-May-24	Delivery Note AGAINST REPORT
	Reference No. & Date.	Other References	Buyer's Order No.	Dated
Buyer (Bill to) BANK OF MAHARAHSTRA-BADLAPUR BRANCH Precious Avaneue, Shop No 1 & 2, kalyan Murbad Road ,Beside Hotel Krushna Palace Belavali, Badlapur West GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Dispatch Doc No. 008772/2306415	Dispatched through	Delivery Note Date Destination	
		Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

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

<p>Remarks: 008772/2306415 Mr. Balu Madhay Shirsat & Mrs. Indra Balu Shirsat - Residential Flat No. 601, 6th Floor, "Krishna Kutir", Near Bhagvati Hospital, Village - Kulgaon, Taluka - Ambemath, District - Thane, Badlapur (West), PIN Code - 421 503, State - Maharashtra, India</p> <p>Company's PAN : AADCV4303R</p> <p>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</p>	<p>Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405</p> <div style="text-align: center;">  UPI Virtual ID : VASTUKALATHANE@icici </div>
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Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 12-06-2024 11:12:50</small> Authorised Signatory
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This is a Computer Generated Invoice





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.

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12/7-275-PSVS

Date: 22.05.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 601, 6th Floor, "Krishna Kutir", Near Bhagvati Hospital, Village - Kulgaon, Taluka - Ambarnath, District - Thane, Badlapur (West), PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Balu Madhav Shirsat & Mrs. Indira Balu Shirsat**.

Boundaries of the property

North	: Shree Om Trimurti CHSL
South	: Open Plot
East	: Internal Road
West	: Open Plot

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 **₹ 31,86,800.00 (Rupees Thirty One Lakh Eighty Six Thousand Eight Hundred Only) After completion of construction works**. As per Site Inspection 81% 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.22 10:50:24 +05'30'

Manoj

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

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

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