

PROFORMA INVOICE

 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.	Dated
	PG-559/24-25	23-May-24
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada THANE-WEST, 4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	008832/2306438	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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**

Remarks:
 008832/2306438 Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade - Residential Flat No. 603, 6th Floor, Building No. A-1, "Fenkin Belleza", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village - Owale, Thane (West), Taluka & District - Thane, PIN Code - 400 615, 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 24-05-2024 11:48:48
 Authorised Signatory



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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23/11-298-PSSH

Date: 23.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 603, 6th Floor, Building No. A-1, "**Fenkin Belleza**", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, Thane (West), Taluka & District – Thane, PIN Code – 400 615, State – Maharashtra, Country – India belongs to **Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade.**

Boundaries of the property.

North	:	Madhav Banquet
South	:	Sai Sapphire Building
East	:	Open Plot
West	:	Ghodbunder Road

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 **₹ 1,29,58,591.00 (Rupees One Crore Twenty Nine Lakh Fifty Eight Thousand Five Hundred Ninety One 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.23 16:16:18 +05'30'

Auth. Sign.



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

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

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