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### 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. <b>PG-671/24-25</b>	Dated <b>31-May-24</b>
Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. <b>009005/2306550</b>	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Buyer (Bill to)  
**BANK OF INDIA**  
 MULUND WEST  
 Shop No. 3,4,7, Om Shivam CHS  
 Dr RP Road, Mulund West,  
 Mumbai 400080  
 GSTIN/UIN : 27AAACB0472C5DE  
 State Name : Maharashtra, Code : 27

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>2,950.00</b>

Amount Chargeable (in words) **Indian Rupee Two Thousand Nine Hundred Fifty Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 009005/2306550 Mrs. Vijayalakshmi Vaidyanathan & Mr. Vellolimadam Gopalkrishnan Vaidyanathan - Residential Flat No. 602, 6th Floor, "Devi Kaushalya Krupa", Mutual Benefit Co.-Op. Hsg. Soc. Ltd., Plot No. 1071P, Chandan Baug Road, Village - Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India  
 Company's PAN : **AADCV4303R**

**Company's Bank Details**  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

**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

Customer's Seal and Signature

**for Vastukala Consultants (I) Pvt Ltd**  
 ASMITA JAYSING RATHOD  
 Digitally signed on 31-05-2024 17:25:22  
 Authorised Signatory

This is a Computer Generated Invoice

*Handwritten signature and date*  
 01/06/2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, "Devi Kaushalya Krupa", Mutual Benefit Co.-Op. Hsg. Soc. Ltd., Plot No. 1071P, Chandan Baug Road, Village - Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Mrs. Vijayalakshmi Vaidyanathan & Mr. Velloimadam Gopalkrishnan Vaidyanathan.**

Boundaries of the property

North : Chandan Baug Lane  
South : BPS Pratishtha Building  
East : Ambica Bhuvan Building  
West : Mulund High School

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 **₹ 2,27,62,213.00 (Rupees Two Crore Twenty Seven Lakh Sixty Two Thousand Two Hundred Thirteen 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 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: 2024.05.31 17:38:34 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

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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