


Thane

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-746/24-25	7-Jun-24
Buyer (Bill to) JANATA SAHAKARI BANK LTD-MULUND-WEST BALAJI ARCADE,PLOT NO-544/A, CTS NO-286, NETAJI SUBHASH ROAD, MULUND-WEST,MUMBAI GSTIN/UIN : 27AAAJJ0073G1ZH 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
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				2,360.00

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
Total			180.00		180.00	360.00

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

Remarks:
 009101/2306626 Mr. Sagar Sunil Adhangle . -
 Residential Flat No. 411, 4th Floor, "The Mulund
 Sanghamitra Co-Op. Hsg. Soc. Ltd.", Dr. R. P.
 Road, Mulund (West), Mumbai, Taluka - Kurja,
 District - Mumbai suburban, PIN - 400 080, State -
 Maharashtra, India

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code: MIG Colony, Bandra (E.), Mumbai & ICIC0001231



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. - 27222261

UPI Virtual ID : vastukala@icici

Customer's Seal and Signature



for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD
 Digitally signed on 07-06-2024 16:33:14
 Authorised Signatory

This is a Computer Generated Invoice



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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 27

Vastu/Thane/06/2024/009101/2306626

07/4-70-PSNK

Date: 07.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 411, 4th Floor, "The Mulund Sanghamitra Co-Op. Hsg. Soc. Ltd.", Dr. R. P. Road, Mulund (West), Mumbai, Taluka - Kurla, District - Mumbai suburban, PIN - 400 080, State - Maharashtra, India belongs to **Mr. Sagar Sunil Adhangle**.

Boundaries of the property

North	: Internal Road & Excellente Building
South	: Om Shiv Shakti Apartment & Internal Road
East	: Shree Ganesh CHSL
West	: Slum Area

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 **₹ 33,92,100.00 (Rupees Thirty Three Lakh Ninety Two Thousand One Hundred 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
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: 2024.06.07 16:09:36 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janta Sahkari Bank LTD Empanelment No.: 000000000

Encl.: Valuation report



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
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Our Pan India Presence at:

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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