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

Buyer (Bill to)

STATE BANK OF INDIA

THANE MAIN BRANCH Parsi Agyani Cross Lane, Jabhali Naka,

Thane West-400601

GSTIN/UIN State Name

: 27AAACS8577K2ZO : Maharashtra, Code: 27

Invoice No.	Dated				
PG-875/24-25	14-Jun-24				
Delivery Note	Mode/Terms of Payment				
	AGAINST REPORT				
Reference No. & Date.	Other References				
Buyer's Order No.	Dated				
Dispatch Doc No.	Delivery Note Date				
009111/2306759					
Dispatched through	Destination				
	4				

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	2,500.00
	CGST SGST			225.00 225.00
	i kan digara ni mbandi mukating phanga patri ka	-		
	pyra yitiin ir ye maak, ir ragska ishe and an m			1 _1 1 P
9	Total	101.05529		2,950.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
the state of the s	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

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

Company's Bank Details

Bank Name : ICICI BANK LTD A/c No. : 340505000531

Branch & IFS Code: THANE CHARAI & ICIC0003405

Remarks:

009111/2306759 Name of Owner: Mr. Prakash
Birdichand Kucheria & Mrs. Kanchan Prakash
Kucheria
Name of Proposed Purchaser: Mrs. Mayuri Jain &
Mr. Alabhya Jaloree - Residential Flat No. 34, 3rd
Floor, Building No 17, "Oswal Himgiri Co.-Op,
Hsg. Soc. Ltd.", Oswal Park, Plot No. 34,
Pokharan Road No. 2, Village - Panchpakhadi,
Taluka - Thane, District - Thane, Thane (West),
PIN Code - 400 601,
State - Maharashtra, India
Company's PAN : AADCV4303R

Company's PAN

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

UPI Virtual ID: VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD

Authorised Signatory

This is a Computer Generated Invoice





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/06/2024/009111/2306759 14/28-203-PSVS Date: 14.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 34, 3rd Floor, Building No 17, "Oswal Himgiri Co.-Op. Hsg. Soc. Ltd.", Oswal Park, Plot No. 34, Pokharan Road No. 2, Village - Panchpakhadi, Taluka - Thane, District -Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to Mr. Prakash Birdichand Kucheria & Mrs. Kanchan Prakash Kucheria . Name of Proposed Purchaser is Mrs. Mayuri Jain & Mr. Alabhya Jaloree.

Boundaries of the property

North Building No. 18

South Building No. 16

East Internal Road

West Building No. 17

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 ₹ 1,28,25,000.00 (Rupees One Crore Twenty Eight Lakh Twenty Five Thousand 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.

DN: cn=Manoj Chalikwar, o=Vastukala Manoj Chalikwar Consultants (i) Pvt. Ltd., oue-Mumbo emaile-manojevastukala.org. c=lN Date: 2024.06.14 18:04:55 +05'30'

Auth. Sign.

Manoj Chalikwar

Director

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

SME/TCC/2021-22/86/3

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:

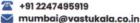
Nanded ∇ Thane Mumbai Nashik Aurangabad
Pune

Raikot

Ahmedabad Opelhi NCR Raipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: -400072, (M.S), India



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