

**PROFORMA INVOICE**

 <b>Vastukala Consultants (I) Pvt Ltd</b> 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-793/24-25	11-Jun-24
Buyer (Bill to) <b>SVC CO-OPERATIVE BANK LTD</b> Louiswadi Branch Unit no 5 Sun Magnetica Louiswadi Near LIC Office Service road, Thane West GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>009163/2306676</b>	
	Dispatched through	Destination
	Terms of Delivery	

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

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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:**  
 009163/2306676 Mr. Lalji Murji Bhanushali & Mrs. Varsha Lalji Bhanushali - Residential Flat No. 702, 7th Floor, Building No 5, Wing - A, "Shangrila Co.-Op. Hsg. Soc. Ltd.", Shethia Nagar, Sakinaka, 90 Feet Road, Village - Mohili, Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 072, State - Maharashtra, 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 11-06-2024 17:40:35

Authorised Signatory

This is a Computer Generated Invoice



*Signature*  
 12/6/24

₹ 14,26.



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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/06/2024/009163/2306676

11/7-120-PSVS

Date: 11.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7<sup>th</sup> Floor, Building No 5, Wing - A, "Shangrila Co.-Op. Hsg. Soc. Ltd.", Shethia Nagar, Sakinaka, 90 Feet Road, Village - Mohili, Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 072, State - Maharashtra, India belongs to **Mr. Lalji Murji Bhanushali & Mrs. Varsha Lalji Bhanushali**.

Boundaries	:	Building	Flat
North	:	Internal Road	Flat No. 701
South	:	Slums	Lift
East	:	Wing - B, Building No. 2	Open Space
West	:	Kishor Baug Hall	Passage

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 **₹ 82,83,400.00 (Rupees Eighty Two Lakh Eighty Three Thousand Four 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.11 15:10:29 +05'30'

*Manoj*

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

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](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)