

## PROFORMA INVOICE

 <b>VASTUKALA</b>	<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. <b>PG-1018/24-25</b>	Dated <b>26-Jun-24</b>
	Buyer (Bill to) <b>SVC CO-OP BANK-KOPRI BRANCH</b> Ground Floor, Shree Datta Sai Tower, Vijay Nagar, Hari Om Nagar Road, Opp Thanekar Wadi, Kopri Thane East 400603 GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27	Delivery Note <b>AGAINST REPORT</b>	Reference No. & Date.
		Buyer's Order No.	Dated
		Dispatch Doc No. <b>009217/2306904</b>	Delivery Note Date
		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>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
	<b>Total</b>			<b>2,360.00</b>

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
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

**Remarks:**  
 009217/2306904 Mr. Nilesh Chandrashekar Limaye & Mrs. Sneha Nilsh Limaye - Residential Flat No. 503, 5th Floor, "Soham Residency Co -Op. Hsg. Soc. Ltd.", Hari Om Nagar, Plot No. 3, Village - Mulund (East), Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, 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 <b>Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 26-06-2024 11:28:43</small> Authorised Signatory
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This is a Computer Generated Invoice

Nilesh  
 27/6/2024



**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/06/2024/009217/2306904

26/2-348-PSVS

Date: 26.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, "Soham Residency Co-Op. Hsg. Soc. Ltd.", Hari Om Nagar, Plot No. 3, Village - Mulund (East), Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, State - Maharashtra, India belongs to **Mr. Nilesh Chandrashekhar Limaye & Mrs. Sneha Nilesh Limaye.**

Boundaries of the property

North : Hari Om Nagar Road  
South : Sannidhi Park CHSL  
East : Hari Om Nagar Road  
West : Chikhildevi Road

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 **₹ 1,63,64,768.00 (Rupees One Crore Sixty Three Lakh Sixty Four Thousand Seven Hundred Sixty Eight 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: 2024.06.26 10:47:45 +05'30'

*Manoj*  
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 05621

Our Pan India Presence at :

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

**Regd. Office**

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