

Phan C.

### 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
	<b>PG-1155/24-25</b>	<b>2-Jul-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to)	Buyer's Order No.	Dated
<b>BANK OF MAHARASHTRA-TMC BRANCH THANE</b> THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR, PANCHPAKHADI, THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	<b>009614/2307041</b>	
	Dispatched through	Destination
	Terms of Delivery	

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 225.00</b>
				<b>SGST 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:**  
 009614/2307041 Mr. Giridhar Keshav Durge & Ms. Nishigandha Nanasaheb Pawar - Residential Flat No. 3404, 34th Floor, "Bliss", The Address By GS Tower D, Near Singhania School, J. K. Gram, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, 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  
 for **Vastukala Consultants (I) Pvt Ltd**  
**Pooja Dagare**  
 Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt Ltd, email=pooja.dagare@vastukala.co.in, serial=30241722, 1.2.840.113534.1.1.1  
 Date: 2024.07.02 17:42:57 +05'30'  
 Authorised Signatory

This is a Computer Generated Invoice

Rec  
  


## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 3404, 34<sup>th</sup> Floor, "Bliss", The Address By GS Tower D, Near Singhania School, J. K. Gram, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India belongs to **Mr. Girdhar Keshav Durge & Ms. Nishigandha Nanasaheb Pawar.**

Boundaries of the property

North	: Internal Road
South	: Overhead Tank
East	: Open Plot
West	: Raymond Realty 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 **₹ 3,10,50,000.00 (Rupees Three Crore Ten Lakh Fifty Thousand Only) After completion of construction works.** As per Site Inspection 0% Construction Work is Completed.

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: 2024.07.02 17:56:02 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

Encl.: Valuation report