

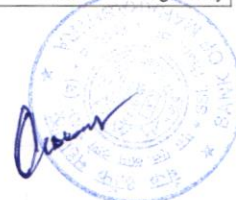


Thane

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-1151/24-25	2-Jul-24																									
Buyer (Bill to) BANK OF MAHARASHTRA MSME BRANCH Plot No 37, Mahabank Building, Wagle Industrial Estate, Thane, Maharashtra 400604 GSTIN/UIN : 27AACCB0774B1Z4 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																										
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Remarks: 009648/2307037 Ms. Aditi Vishwanath Jadhav -Residential Flat No. 2303, 23rd Floor, "Shraddha Panache", Near MICL Tower, Tagore Nagar, Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, 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 02-07-2024 17:13:00 Authorised Signatory																										

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2303, 23rd Floor, "**Shraddha Panache**", Near MICL Tower, Tagore Nagar, Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India belongs to **Ms. Aditi Vishwanath Jadhav**.

Boundaries of the property

North : Building No. 13, Pushpanjali Residency
South : Building No. 9, Swastik Onyx
East : Dattaram Hari Rane Road
West : Kaivalya Dham CHSL

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 **₹ 81,06,000.00 (Rupees Eighty One Lakh Six Thousand Only) After completion of construction works**. As per Site Inspection 50% 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 16:27:39 +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



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

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