


Thane.

PROFORMA INVOICE


 VASTUKALA <small>Unlocking Excellence</small>	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. PG-1239/24-25	Dated 8-Jul-24	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.	Other References
Buyer (Bill to) BANK OF MAHARASHTRA-TMC BRANCH THANE THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR,PANCHPAKHADI,THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	Dispatch Doc No. 009707/ 2307126	Delivery Note Date
	Dispatched through	Destination	Terms of Delivery	

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

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
Total	2,500.00		225.00		225.00	450.00

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

Remarks: 009707/ 2307126 Mr. Sanjeev Kumar Tiwari - Residential Flat No. 2605, 26th Floor, Building No 4, "Unique Vistas", Phase - IV, Ghodbunder Road , Village - Chitalsar Manpada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country - 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
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Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 06-07-2024 16:33:41</small> Authorised Signatory
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This is a Computer Generated Invoice





VASTUKALA
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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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08/12-130-PRRJ

Date: 08.07.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2605, 26th Floor, Building No 4, "Unique Vistas", Phase - IV, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country - India belongs to **Mr. Sanjeev Kumar Tiwari**.

Boundaries of the property

North : Open Plot
South : Open Plot
East : Unique Vista Road
West : Open Plot

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 **₹ 1,01,67,000.00 (Rupees One Crore One Lakh Sixty Seven Thousand Only) After completion of construction works**. As per Site Inspection 79% 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: 2024.07.08 18:05:01 +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



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Our Pan India Presence at :

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

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