


Thane

### 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-1240/24-25</b> Delivery Note	<b>8-Jul-24</b> Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <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	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI 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>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 009708/2307127 Mr. Sanjeev Kumar Tiwari -  
 Residential Flat No. 2606, 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

Customer's Seal and Signature	<b>for Vastukala Consultants (I) Pvt Ltd</b> <small>ASMITA JAYSING RATHOD</small> <small>Digitally signed on 08-07-2024 16:35:50</small> <b>Authorised Signatory</b>
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This is a Computer Generated Invoice





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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/07/2024/009708/2307127

08/13-131-PRRJ

Date: 08.07.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2606, 26<sup>th</sup> 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 18:08:28 +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

**Regd. Office**

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✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**