



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-1215/24-25	6-Jul-24																								
Buyer (Bill to) BANK OF MAHARASHTRA KAUSA MUMBRA BRANCH GROUND FLOOR, MUBARAK BAUG, NEAR VIRANI PETROL PUMP, OLD MUMBAI PUNE ROAD, KAUSA MUMBRA 400612, 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																									
<table border="1"> <thead> <tr> <th>SI No.</th> <th>Particulars</th> <th>HSN/SAC</th> <th>GST Rate</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>VALUATION FEE <i>(Technical Inspection and Certification Services)</i></td> <td>997224</td> <td>18 %</td> <td>2,500.00</td> </tr> <tr> <td></td> <td>CGST</td> <td></td> <td></td> <td>225.00</td> </tr> <tr> <td></td> <td>SGST</td> <td></td> <td></td> <td>225.00</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total</td> <td>2,950.00</td> </tr> </tbody> </table>		SI 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
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Amount Chargeable (in words)		E. & O.E																								
Indian Rupee Two Thousand Nine Hundred Fifty Only																										
HSN/SAC	Taxable Value	Central Tax	State Tax	Total																						
		Rate	Amount	Rate	Amount	Tax 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: 009729/2307102 Mrs. Shevanti Ramchandra Mhaskar. - Residential Flat No. 302, 3rd Floor, "Vaishnavi Park", Dattawadi, Kharegaon Naka, Village - Kalwa, Taluka - Thane, District - Thane, PIN Code - 400 605, State - Maharashtra, India Company's PAN : AADCV4303R		Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405																								
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		 UPI Virtual ID : VASTUKALATHANE@icici																								
Customer's Seal and Signature		for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 06-07-2024 17:17:28</small> Authorised Signatory																								

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/07/2024/009729/2307102
06/5-106-PSNK
Date: 06.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, "Vaishnavi Park", Dattawadi, Kharegaon Naka, Village - Kalwa, Taluka - Thane, District - Thane, PIN Code - 400 605, State - Maharashtra, India belongs to **Mrs. Shevanti Ramchandra Mhaskar**.

Boundaries of the property

North : Balaji CHSL
South : Open Plot / Pune Mumbai Highway
East : Divya Apartment
West : Gana Palace Building

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 **₹ 46,32,778.00 (Rupees Forty Six Lakh Thirty Two Thousand Seven Hundred Seventy 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.06 17:13:54 +05'30'

Auth. Sign.

Director



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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