

### 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. <b>PG-1221/24-25</b>	Dated <b>6-Jul-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>BANK OF BARODA</b> Mulund West Anandi Heights Shop no.1 anandi heights, ganesh gawade road, mulund west GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>009738/2307108</b>	Delivery Note Date
	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</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<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:*  
 009738/2307108 Mrs. Jayshree Pradeep Joshi & Mr. Piyush Pradeep Joshi - Residential Flat No. A-502, 5th Floor, Wing - A, "Harmony Tower Co-op. Hsg. Soc. Ltd.", Pandit Dindayal Upadhyay Marg (Dumping Road), Village - Mulund, Taluka - Kuria, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, 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	<b>for Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 06-07-2024 16:29:40</small> Authorised Signatory
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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-502, 5<sup>th</sup> Floor, Wing - A, "Harmony Tower Co-op. Hsg. Soc. Ltd.", Pandit Dindayal Upadhyay Marg (Dumping Road), Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Mrs. Jayshree Pradeep Joshi & Mr. Piyush Pradeep Joshi**.

Boundaries of the property

North : B Wing  
South : Internal Road  
East : Shri Krishna Tower  
West : Internal 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 **₹ 1,05,31,296.00 (Rupees One Crore Five Lakh Thirty One Thousand Two Hundred Ninety Six 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 18:07:44 +05'30'



Director

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

Encl.: Valuation report



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
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Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR  
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
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**Regd. Office**

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