


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. PG-1525/24-25	Dated 26-Jul-24	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
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	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 009937/2307422	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	450.00

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

<p>Remarks: 009937/2307422 Abdul Kader Abdul Rauf Patel . - Residential Flat No. 1604, 16th Floor, "Marina Building", Near Mumbra Station , Village - Mumbra, Mumbra, Thane, Taluka - Thane, District - Thane, PIN Code - 400 612, 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</p>	<p>Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405</p> <div style="text-align: center;">  UPI Virtual ID : VASTUKALATHANE@icici </div>
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Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 26-07-2024 12:05:18</small> Authorised Signatory
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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/07/2024/009937/2307422
26/3-426-PSNK
Date: 26.07.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1604, 16th Floor, "**Marina Building**", Near Mumbra Station, Village - Mumbra, Mumbra, Thane, Taluka - Thane, District - Thane, PIN Code - 400 612, State - Maharashtra, India belongs to **Abdul Kader Abdul Rauf Patel**.

Boundaries of the property

North : Seaview Tower
South : Shani Maruti Mandir
East : Mumbai Pune Road
West : Rashid Compound

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 **₹ 24,19,000.00 (Rupees Twenty Four Lakh Nineteen Thousand Only) After completion of construction works**. As per Site Inspection 92% 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: 2024.07.26 11:51:21 +05'30'

Ainal
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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