


## PROFORMA INVOICE

|   |  |  |
|---|--|--|
|  <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001, U/B FLOOR,<br>BOOMERANG, CHANDIVALI FARM ROAD,<br>ANDHERI-EAST, MUMBAI - 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.co.in | Invoice No.<br><b>PG-1436/24-25</b>        | Dated<br><b>22-Jul-24</b>                      |
|   | Delivery Note                              | Mode/Terms of Payment<br><b>AGAINST REPORT</b> |
| Buyer (Bill to)<br><b>COSMOS BANK</b><br>Ambernath Branch<br>Panvelkar Pride, Shop no 1 to 4,<br>Plot no 63-64, C T S NO 4740, Near Hutatma Chawk<br>Ambernath (East)<br>GSTIN/UIN : 27AAAAT0742K1ZH<br>State Name : Maharashtra, Code : 27   | Reference No. & Date.                      | Other References                               |
|   | Buyer's Order No.                          | Dated  |
|   | Dispatch Doc No.<br><b>0010020/2307333</b> | Delivery Note Date                             |
|   | Dispatched through                         | Destination                                    |
|   | Terms of Delivery                          |  |

| Sl No. | Particulars   | HSN/SAC | GST Rate | Amount          |
|--------|---|---------|----------|-----------------|
| 1      | <b>VALUATION FEE</b><br>(Technical Inspection and Certification Services) | 997224  | 18 %     | <b>2,000.00</b> |
|        | <b>CGST</b>   |         |          | <b>180.00</b>   |
|        | <b>SGST</b>   |         |          | <b>180.00</b>   |
|        | Total   |         |          | <b>2,360.00</b> |

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Three Hundred Sixty Only**


| HSN/SAC      | Taxable Value   | Central Tax |               | State Tax |               | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
|              |                 | Rate        | Amount        | Rate      | Amount        |                  |
| 997224       | 2,000.00        | 9%          | 180.00        | 9%        | 180.00        | 360.00           |
| <b>Total</b> | <b>2,000.00</b> |             | <b>180.00</b> |           | <b>180.00</b> | <b>360.00</b>    |

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:  
 0010020/2307333 Shri. Ram Avtar Prabhudayal Saini. - Residential Flat No. 13, 3rd Floor, "Chintamani", Ashtavinayak Sankul Chintamani Co.-Op. Hsg. Soc. Ltd., Shivaji Chowk, MIDC Road, Village - Kulgaon, Taluka - Ulhasnagar, District - Thane, Badlapur (East), PIN Code - 421 503, 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**

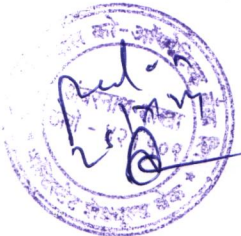


UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

**for Vastukala Consultants (I) Pvt Ltd**  
 ASMITA JAYSING RATHOD  
 Digitally signed on 22-07-2024 15:33:02  
 Authorised Signatory

This is a Computer Generated Invoice



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, 3<sup>rd</sup> Floor, "Chintamani, ", Ashtavinayak Sankul Chintamani Co.-Op. Hsg. Soc. Ltd., Shivaji Chowk, MIDC Road, Village - Kulgaon, Taluka - Ulhasnagar, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India belongs to **Shri. Ram Avtar Prabhudayal Saini**.

Boundaries of the property

North : Ballaleshwar Society  
South : Rampra Garden / Internal Road  
East : Open Plot  
West : Satvik Apartment

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 **₹ 40,58,437.00 (Rupees Forty Lakhs Fifty Eight Thousands Four Hundred And Thirty Seven 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  
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: 2024.07.22 15:38:26 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:

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 :**

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
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**Regd. Office**

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🌐 [www.vastukala.co.in](http://www.vastukala.co.in)