


Thane

PROFORMA INVOICE

 VASTUKALA <small>Unlocking Excellence</small>	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-1492/24-25	Dated 24-Jul-24
	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	Delivery Note Mode/Terms of Payment AGAINST REPORT	Reference No. & Date. Other References
		Dispatch Doc No. 0010099/2307389	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			

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

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			225.00		225.00	450.00

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

Remarks:
 010099/2307389 Mrs. Meghana Bhushan Mahadkar & Mr. Bhushan Vijay Mahadkar - Residential Flat No. 1607, 16th Floor, Tower - B, "Forestville - Phase 1", Kolshet Road, Next to Sandoz Baug Post Office, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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	<p style="text-align: center;">for Vastukala Consultants (I) Pvt Ltd</p> <p style="text-align: center; font-size: small;"> ASMITA JAYSING RATHOD Digitally signed on 25-07-2024 11:10:04 Authorised Signatory </p>
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This is a Computer Generated Invoice





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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25/13-393-PSV

Date: 24.07.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1607, 16th Floor, Building No Tower - B, "**Forestville - Phase 1**", Kolshet Road, Next to Sandoz Baug Post Office, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mrs. Meghana Bhushan Mahadkar & Mr. Bhushan Vijay Mahadkar**.

Boundaries of the property

North : Open Plot
South : Sandoz Baug Post Office
East : Kolshet 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 **₹ 2,10,40,000.00 (Rupees Two Crore Ten Lakh Forty Thousand Only) After completion of construction works**. As per Site Inspection 18% 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: 2024.07.25 11:18:40 +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
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Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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