

**PROFORMA INVOICE**

 <b>VASTUKALA</b> <small>Working Together</small>	<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@vastukaia.co.in	Invoice No. <b>PG-1714/24-25</b>	Dated <b>8-Aug-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	Reference No. & Date.
Buyer (Bill to) <b>BANK OF INDIA- KALWA (WEST)</b> KALWA BRANCH Sanghvi Valley A1 & A2, Parsik Nagar, Kalwa (West), Thane – 400 605, State – Maharashtra, GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>010401/2307610</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	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	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 010401/2307610 Ramchandra Manohar Satpute & Vanmala Ramchandra Satpute - Residential Flat No. 2202, 22nd Floor, Building No 2, Wing - A, "Narayani Dham", Village - Bhadwad, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, 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**

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 08-08-2024 16:52:13</small> Authorised Signatory
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This is a Computer Generated Invoice





**VASTUKALA**  
Unlocking Excellence

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

*Nishi Madam*

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207865

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/08/2024/010401/2307610  
08/12-88-PSRJ  
Date: 08.08.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2202, 22<sup>nd</sup> Floor, Building No 2, Wing - A, "Narayani Dham", Village - Bhadwad, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Ramchandra Manohar Satpute & Vanmala Ramchandra Satpute**.

Boundaries of the property

North : Bhadwad Road  
South : Open Plot  
East : Wing - B  
West : Chawl

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 **₹ 19,53,000.00 (Rupees Nineteen Lakh Fifty Three Thousand Only) After completion of construction works**. As per Site Inspection 10% 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: 2024.08.08 16:59:46 +05'30'

*Avinav*  
Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

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  
 Auranaabad Pune Indore Jaipur

**Regd. Office**

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