
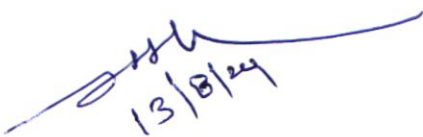


PROFORMA INVOICE

 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.	Dated				
	PG-1753/24-25	10-Aug-24				
	Delivery Note	Mode/Terms of Payment				
		AGAINST REPORT				
	Reference No. & Date.	Other References				
Buyer (Bill to) BANK OF MAHARASHTRA Ghodbunder Road Branch Pride Park,Opp. Lawkim Industries,Near R.Mall, Ghobunder Road , Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	010468/2307648					
	Dispatched through	Destination				
	Terms of Delivery					
SI No.	Particulars	HSN/SAC	GST Rate	Amount		
1	VALUATION FEE	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	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00
Tax Amount (in words) : Indian Rupee Four Hundred Fifty Only						
Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405						
Remarks: 010468/2307648 Mrs. Ranjana Nilesh Muke, Mr. Nilesh Narayan Muke, Smt. Sheela Narayan Muke & Mr. Narayan Laxman Muke - Residential Flat No. 1304, 13th Floor, Wing - B, "Angelica", Angelica Co. -Op. Hsg. Soc. Ltd., Type E, Pride Park Complex, Opp. Lawkim Company, Ghodbunder Road, Village - Chitalsar Manpada, Gut No. 17/2, 17/3, 18A, 18B & 18C, 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						
Customer's Seal and Signature				for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 10-08-2024 15:51:50 Authorised Signatory		

This is a Computer Generated Invoice


 13/8/24



VASTUKALA
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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/08/2024/010468/2307648

10/10-126-PSRJ

Date: 10.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1304, 13th Floor, Wing - B, "Angelica", Angelica Co.- Op. Hsg. Soc. Ltd., Type E, Pride Park Complex, Opp. Lawkim Company, Ghodbunder Road, Village - Chitalsar Manpada, Gut No. 17/2, 17/3, 18A, 18B & 18C, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mrs. Ranjana Nilesh Muke, Mr. Nilesh Narayan Muke, Smt. Sheela Narayan Muke & Mr. Narayan Laxman Muke.**

Boundaries	:	Building	Flat
North	:	Pride Residency / Internal Road	Lift
South	:	Wing - A, Angelica	Marginal Space
East	:	Saptashree Heights	Flat No. 1303
West	:	Ochna Building	Marginal Space

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 **₹ 70,84,778.00 (Rupees Seventy Lakh Eighty Four Thousand Seven Hundred Seventy Eight 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: 2024.08.10 16:13:02 +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
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

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