

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-1722/24-25	Dated 9-Aug-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) BANK OF MAHARASHTRA Ghodbunder Road Branch Pride Park, Opp. Lawkim Industries, Near R. Mall, Ghodbunder Road, Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 10474/2307618	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl 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		SGST/UTGST		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		225.00	450.00

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

Remarks:
 010474/2307618 Mrs. Leena Laxman Prabhu
 -Residential Flat No. B - 2103, 21st Floor, "Tower G Solis", Atmosphere O2 Tower - G, Mulund Goregaon Link Road, Near Fortis Hospital, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, 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
Digitally signed on 08-08-2024 13:53:23
Authorised Signatory

This is a Computer Generated Invoice

[Handwritten Signature]
 13/8/24



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.

Page 2 of 24

Vastu/Thane/08/2024/010474/2307618

09/3-96-PSRJ

Date: 09.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. B - 2103, 21st Floor, "Tower G Solis", Atmosphere O2 Tower - G, Mulund Goregaon Link Road, Near Fortis Hospital, Village - Nahur, Taluka - Kurta, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Mrs. Leena Laxman Prabhu**.

Boundaries	:	Building	Flat
North	:	Laxmi Narayan Enclave	Building is under construction
South	:	F' Wing of Tower - G	Building is under construction
East	:	Railway Line	Building is under construction
West	:	Under Construction Building	Building is under construction

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 **₹ 1,77,52,000.00 (Rupees One Crore Seventy Seven Lakh Fifty Two Thousand Only) After completion of construction works**. As per Site Inspection 17% 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: 2024.08.09 14:01:01 +05'30'

Arind
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

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

