	PROFORMA	A IIVOIOL			
- 0	Vastukala Consultants (I) Pvt Ltd	Invoice No.	1	Dated	
	B1-001,U/B FLOOR,	PG-1722/24-25		-Aug-24	1
1 1	BOOMERANG, CHANDIVALI FARM ROAD,	Delivery Note			ms of Payment
VASTUKALA	ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX				T REPORT
- Unibelling Excellence	State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.co.in	Reference No. &		Other Ref	erences
Buyer (Bill to)		Buyer's Order No	D. [	Dated	
BANK OF M	AHARASHTRA	D:		5 1:	L-1- D-1-
	Road Branch	Dispatch Doc No. 10474/2307618		Delivery Note Date  Destination	
	pp. Lawkim Industries, Near R.Mall,				
Ghobunder Road , Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4		Dispatched through		Destination	
SI	Particulars	ood VIR beav	HSN/SAC	LOOT	
				1 (351 )	Amount
No.	ranodars		HSN/SAC	GST Rate	Amount
	UATION FEE	CGST SGST	997224		2,500.00 225.00
				Rate	2,500.00 225.00
				Rate	2,500.00 225.00 225.00
				Rate	2,500.00 225.00
				Rate	2,500.00 225.00

Amount Chargeable (in words)

E. & O.E

#### Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable	CGST		SGST/UTGST		Total	
115.50.00.000	Value	Rate	Amount	Rate	Amount	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

Remarks:
010474/2307618 Mrs. Leena Laxman Prabhu
-Residential Flat No. B - 2103, 21st Floor, "Tower G
Solis", Atmosphere 02 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

Company's Bank Details

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

: ICICI BANK LTD Bank Name A/c No. 340505000531

Branch & IFS Code: THANE CHARAI & ICIC0003405

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD **Authorised Signatory** 

This is a Computer Generated Invoice



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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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 -Kurla, 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 Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, Date: 2024.08.09 14:01:01 +05'30'

Director

Auth. Sian.



### 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

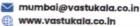
Our Pan India Presence at:

Raipur 

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai:-400072, (M.S), India



Regd. Office



Aurangabad
Pune