

**PROFORMA INVOICE**

 <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@vastukala.co.in	Invoice No. <b>PG-1887/24-25</b>	Dated <b>21-Aug-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>BANK OF MAHARASHTRA- Kannamwar Nagar</b> Vikas High School Building, Kannamwar Nagar Vikhroli East Mumbai 400083 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>010702/2307786</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl 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>2,500.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 010702/2307786 Mr. Sumit Premshankar Awasthy -  
 Residential Flat No. 304, 3rd Floor, Wing - A,  
 "Shraddha Palacious", Subhash Road, Village -  
 Kanjur, Taluka - Kurla, District - Mumbai Suburban,  
 Bhandup (West), PIN Code - 400 078, State -  
 Maharashtra, India.

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

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 22-08-2024 10:11:26  
 Authorised Signatory



This is a Computer Generated Invoice



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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/08/2024/010702/2307786

21/12-264-PSRJ

Date: 21.08.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 304, 3<sup>rd</sup> Floor, Wing - A, "Shraddha Palacious", Subhash Road, Village - Kanjur, Taluka - Kurla, District - Mumbai Suburban, Bhandup (West), PIN Code - 400 078, State - Maharashtra, India belongs to **Mr. Sumit Premshankar Awasthy**.

Boundaries	:	Building	Flat
North	:	Dev- Ashish Building	Building is under construction
South	:	Subhash Road	Building is under construction
East	:	LBS Marg	Building is under construction
West	:	Subhash Road	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 **₹ 82,00,000.00 (Rupees Eighty Two Lakh 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: 2024.08.22 10:11:57 +05'30'

*Avinal*  
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
- Mumbai
- Aurangabad
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- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

**Regd. Office**

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