

Thane

## 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.	Dated
	<b>PG-1998/24-25</b>	<b>27-Aug-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>BANK OF MAHARASHTRA</b> 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
	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>
Total				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

E. &amp; 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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

## Remarks:

010773/2307898 Shekhar Shankar & Saranya Venkat -  
 Residential Flat No. 101, 1st Floor, Building No W46,  
 "Lodha Amara", Lodha Amara - Tower 46 Project,  
 Clariant Compound, Kolshet Road, Village - Balkum,  
 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

## Company's Bank Details

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

UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice

29/8/24

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, Building No W46, "Lodha Amara", Lodha Amara - Tower 46 Project, Clariant Compound, Kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Shekhar Shankar & Saranya Venkat.**

Boundaries of the property

North	: Internal Road / MSEDCL Lodha Switching Office
South	: Wing 39 Lodha Amara Building
East	: Under Construction Building
West	: Wing 45, Casa Fino

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 **₹ 1,86,22,500.00 (Rupees One Crore Eighty Six Lakh Twenty Two Thousand Five Hundred 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: 2024.08.27 17:26:47 +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 82978 / 90216 05621

Our Pan India Presence at :

Nanded	Thane	Ahmedabad	Delhi NCR
Mumbai	Nashik	Rajkot	Rajpur
Aurangabad	Pune	Indore	Jaipur

**Regd. Office**

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