


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. <b>PG-25335/24-25</b>	Dated <b>30-Sep-24</b>				
	Delivery Note	Mode/Terms of Payment				
	Reference No. & Date.	Other References				
Buyer (Bill to) <b>BANK OF MAHARASHTRA-TMC BRANCH THANE</b> THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR,PANCHPAKHADI,THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated				
	Dispatch Doc No. <b>011064/2308442</b>	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)				<b>E. &amp; O.E</b>		
<b>Indian Rupee Two Thousand Nine Hundred Fifty Only</b>						
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) : <b>Indian Rupee Four Hundred Fifty Only</b>						
Company's Bank Details Bank Name : <b>ICICI BANK LTD</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b>						
Remarks: 011064/2308442 Mr. Ashok Ramraj Pal - Residential Flat No. 1501, 15th Floor, "Breeze Park", Plot No. 64, Sector 14, Village - Koperkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India. Company's PAN : <b>AADCV4303R</b>						
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						
UPI Virtual ID : VASTUKALATHANE@icici for Vastukala Consultants (I) Pvt Ltd Pooja Dagare Authorised Signatory						

This is a Computer Generated Invoice

1/10/24





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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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30/13-448-PSVS

Date: 30.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1501, 15<sup>th</sup> Floor, "**Breeze Park**", Plot No. 64, Sector 14, Village - Koperkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India belongs to **Mr. Ashok Ramraj Pal**.

#### Boundaries of the property

North : Orchid Residency  
South : Internal Road  
East : Internal Road  
West : Dharmoday Apartment

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 **₹ 1,73,19,225.00 (Rupees One Crore Seventy Three Lakh Nineteen Thousand Two Hundred Twenty Five 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.30 17:25:13 +05'30'

Auth. Sign.

Director



**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  
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#### Regd. Office

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