


PROFORMA INVOICE


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|--|---|--------------------------------------|--|-------|
|  VASTUKALA <small>Unlocking Excellence</small> | 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-25334/24-25 | Dated 30-Sep-24 | |
| | Delivery Note | | Mode/Terms of Payment AGAINST REPORT | |
| | Reference No. & Date. | | Other References | |
| | Buyer (Bill to) BANK OF MAHARASHTRA-TMC BRANCH THANE 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. 011065/2308441 | | 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 | | | 225.00 | | 225.00 | 450.00 |

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

| | |
|--|--|
| Remarks: 011065/2308441 Mr. Pal Ashok Ramraj - Residential Flat No. B2-10-5, 10th Floor, Building No B2, "Millennium Tower B Type Co.-Op. Hsg. Soc. Ltd. ", Dr. B. R. Ambedkar Marg, Sector 9, Village - Sanpada, Taluka - Thane, District - Thane, Sanpada (East), Navi Mumbai, PIN Code - 400 705, 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 |
|--|--|

| | |
|-------------------------------|---|
| Customer's Seal and Signature | for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 30-09-2024 16:24:45</small> Authorised Signatory |
|-------------------------------|---|

This is a Computer Generated Invoice

1/10/24





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.

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Vastu/Thane/09/2024/011065/2308441
30 / 12 - 447 - PSVS
Date: 30.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B2-10-5, 10th Floor, Building No B2, "**Millennium Tower B Type Co.-Op. Hsg. Soc. Ltd.**", Dr. B. R. Ambedkar Marg, Sector 9, Village - Sanpada, Taluka - Thane, District - Thane, Sanpada (East), Navi Mumbai, PIN Code - 400 705, State - Maharashtra, India belongs to **Mr. Pal Ashok Ramraj**.

Boundaries of the property

North : Road / Jeejabai Maidan
South : Garden / Internal Road
East : Building No. B-3
West : Building No. B-1

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 **₹ 93,37,440.00 (Rupees Ninety Three Lakh Thirty Seven Thousand Four Hundred Forty 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: 2024.09.30 17:29:12 +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 82976 / 90216 05621

Our Pan India Presence at :

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

Regd. Office

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