



Thane

PROFORMA INVOICE

 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.	Dated				
	PG-2474/24-25	26-Sep-24				
	Delivery Note	Mode/Terms of Payment				
		AGAINST REPORT				
	Reference No. & Date.	Other References				
Buyer (Bill to) Cosmos Bank-Ghodbandar Road Branch Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	011337/2308381					
	Dispatched through	Destination				
	Terms of Delivery					
SI No.	Particulars	HSN/SAC	GST Rate	Amount		
1	VALUATION FEE	997224	18 %	4,000.00		
	CGST			360.00		
	SGST			360.00		
	Total			4,720.00		
Amount Chargeable (in words)				E. & O.E		
Indian Rupee Four Thousand Seven Hundred Twenty Only						
HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00
Tax Amount (in words) : Indian Rupee Seven Hundred Twenty Only						
Remarks: 011337/2308381 Mr. Hitesh Mahendra Patel & Mrs. Shilpa Hitesh Patel - Residential Flat No. 603, 6th Floor, Building No A - 2, "Neelkanth Valley", Neelkanth Valley Co-op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.			Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405			
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			UPI Virtual ID : VASTUKALATHANE@icici for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 27-09-2024 09:37:36 Authorised Signatory			

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, Building No A - 2, "**Neelkanth Valley**", Neelkanth Valley Co-op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Hitesh Mahendra Patel & Mrs. Shilpa Hitesh Patel.**

Boundaries	:	Building	Flat
North	:	Dhokali Road	Details not available
South	:	Building No. A3	Details not available
East	:	Open Space	Details not available
West	:	Dhokali Road	Details not available

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 **₹ 1,54,50,875.00 (Rupees One Crore Fifty Four Lakhs Fifty Thousands Eight Hundred And Seventy 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
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: 2024.09.27 10:22:44 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
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Regd. Office

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