

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. PG-2544/24-25	Dated 30-Sep-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD-MULUND-EAST Shop No. 1 & 2, Shagun Sadhana Bldg., Ground Floor, G. V. Scheme Road No. 2, Plot No. 29, Mulund (E), Mumbai, Maharashtra 400081 GSTIN/UIN : 27AAAAT0177C1ZT State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 011348/2308451	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI 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	2,500.00		225.00		225.00	450.00

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

011348/2308451 Mr. Amol Hari Mane - Industrial Unit No. 19, Ground Floor, "New Modella Co- Operative Premises Society Ltd.", Padwal Nagar, Behind Automatic Electric Ltd., Wagle Estate, Plot No. 184B & TPS No. 1, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 604, 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 DetailsBank 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

Authorized 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/09/2024/011348/2308451

30/22-457-PSVS

Date: 30.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 19, Ground Floor, "**New Modella Co-Operative Premises Society Ltd.**", Padwal Nagar, Behind Automatic Electric Ltd., Wagle Estate, Plot No. 184B & TPS No. 1, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 604, State - Maharashtra, India belongs to **Mr. Amol Hari Mane**.

Boundaries of the property

North : Wagle Estate Road
South : Internal Road
East : Old Modella Industrial Estate
West : B Wing, Lodha Supremus Building

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 **₹ 53,23,941.00 (Rupees Fifty Three Lakh Twenty Three Thousand Nine Hundred Forty One 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 18:05:03 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report



Thane : I01, 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
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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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