



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-2597/24-25	4-Oct-24			
	Delivery Note	Mode/Terms of Payment			
		AGAINST REPORT			
	Reference No. & Date.	Other References			
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated			
	Dispatch Doc No.	Delivery Note Date			
	011376/2308504				
	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		SGST/UTGST	Total Tax Amount
		Rate	Amount	Rate	Amount
997224	4,000.00	9%	360.00	9%	360.00
Total	4,000.00		360.00		360.00
Tax Amount (in words) : Indian Rupee Seven Hundred Twenty Only					
Remarks: 011376/2308504 Mr. Arun K. Sawant - Residential Flat No. B-8, 2nd Floor, Wing - B, "Ushakal Co.-Op. Hsg. Soc. Ltd.", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India Company's PAN : AADCV4303R			Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405		
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		
Customer's Seal and Signature			for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 04-10-2024 14:48:59 Authorised Signatory		

This is a Computer Generated Invoice





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.

Page 2 of 20

Vastu/Thane/10/2024/011376/2308504
05/2-44-PSVS
Date: 04.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-8, 2nd Floor, Wing - B, "Ushakal Co.-Op. Hsg. Soc. Ltd.", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India belongs to **Mr. Arun K. Sawant**.

Boundaries of the property

North : Nanasaheb Dharmadhikari Marg
South : Surya Darshan Society
East : Mamata Hospital Road
West : Nav Shree Chintamani Society

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 **₹ 69,65,250.00 (Rupees Sixty Nine Lakhs Sixty Five Thousands Two Hundred And Fifty 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: 2024.10.04 10:25:46 +05'30'

Avinad
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
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

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S.), India

☎️ +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

