

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-2503/24-25	Dated 27-Sep-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
Buyer (Bill to) BANK OF MAHARASHTRA Ghodbunder Road Branch Pride Park,Opp. Lawkim Industries,Near R.Mall, Ghobunder Road , Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Dispatch Doc No. 011495/2308409	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	2,500.00		225.00		225.00	450.00

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

Remarks:
 011495/2308409 Smt. Pramila Satish Mhaske & Shri. Satish Shankar Mhaske - Residential Flat No. 403, 4th Floor, Building No 21, Wing - A, "Y Square", 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**



UPI Virtual ID : **VASTUKALATHANE@icici**

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 **for Vastukala Consultants (I) Pvt Ltd**
 ASMITA JAYSING RATHOD
 Digitally signed on 27-09-2024 15:22:35
 Authorised Signatory

This is a Computer Generated Invoice




VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 403, 4th Floor, Building No 21, Wing - A, "Y Square", Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Smt. Pramila Satish Mhaske & Shri. Satish Shankar Mhaske.**

Boundaries	:	Building	Flat
North	:	Badminton Court	Marginal Space
South	:	Kolshet Road	Passage
East	:	Blossom English High School	Flat No. 404
West	:	Internal Road	Flat No. 402

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 **₹ 58,82,400.00 (Rupees Fifty Eight Lakh Eighty Two Thousand Four Hundred Only) After completion of construction works.** As per Site Inspection 10% Construction Work is Completed.

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.
co.in, c=IN
Date: 2024.09.27 18:06:42 +05'30'

Manoj

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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Our Pan India Presence at :

- Nanded
- Mumbai
- Auranaabad
- Thane
- Nashik
- Pune
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- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

Regd. Office

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