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

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 State Name : 27AACCB0774B1Z4

: Maharashtra, Code: 27

Dated
27-Sep-24
Mode/Terms of Payment
AGAINST REPORT
Other References
Dated
Delivery Note Date
\
Destination

Terms of Delivery

SI No.	Pa	articulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	CGST	997224	18 %	2,500.00 225.00 225.00
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			er semi s	s forgate	
		Total			2,950.00

Amount Chargeable (in words)

E. & O.E

Indian Runee Two Thousand Nine Hundred Fifty Only

mulan Rupee Two Thousand Mine Th	unarearme	y Omy							
HSN/SAC	Taxable	CGST		CGST		cable CGST SGST/UTGST		T/UTGST	Total
	Value	Rate	Amount	Rate	Amount	Tax 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:

011496/2308410 Shri. Satish Shankar Mhaske -Residential Flat No. 404, 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 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

Company's Bank Details

: ICICI BANK LTD Bank Name 340505000531 A/c No.

Branch & IFS Code: THANE CHARAI & ICIC0003405



UPI Virtual ID : VASTUKALATHANE@icici

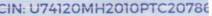
for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD Digitally signed on 27-09-2024 18:32:84

Authorised Signatory

This is a Computer Generated Invoice

30/2/24





Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Thane/09/2024/011496/2308410 27/28-416-PSRJ Date: 27.09.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 404, 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 Shri, Satish Shankar Mhaske.

Boundaries	:	Building	Flat
North	JUN PARIS	Badminton Court	Marginal Space
South	1:	Kolshet Road	Passage
East		Blossom English High School	Flat No. 405
West	1:	Internal Road	Flat No. 403

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 Consultants (1) Pvt. Ltd., ou=Mumbal

Digitally signed by Manoj Chalikwar DN: cn=Manoi Chalikwar, o=Vastukala Date: 2024.09.27 18:15:37 +05'30

Director

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 Shalorn, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at:

Aurangabad
Pune

Nanded Mumbai

Nashik Rajkot

♀ Thane ♀ Ahmedabad ♀ Delhi NCR

Raipur Regd. Office

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



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