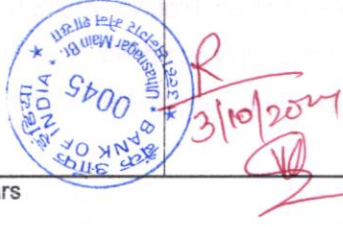


**PROFORMA INVOICE**

 <b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-2502/24-25</b>	Dated <b>27-Sep-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Bank Of india</b> UlhasnagarMain Branch Furniture Bazar, Ulhas Nagar-421002, Dist Thane GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>011501/2308408</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	



SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>2,950.00</b>

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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**

11501/2308408 Shri. Mukeshkumar Krishanlal Lilani - Residential Flat No. 503, 5th Floor, "Royal Emerald Co-Op. Hsg. Soc. Ltd.", Royal Residency Complex, Near Aman Talkies, Plot No. 2, 618 (P) & 619 (P), Sheet No. 75 & 76, Aman Talkies Road, Village - Ulhasnagar - 1, Municipality Ward No. 11 & Property No. 11A1018549400, Taluka - Ulhasnagar, District - Thane, PIN Code - 421 001, 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 Details**

Bank Name : **ICICI BANK LTD**

A/c No. : **340505000531**

Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

**for Vastukala Consultants (I) Pvt Ltd**

ASMITA JAYSING RATHOD  
Digitally signed on 27-09-2024 18:16:13

Authorised Signatory

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, "Royal Emerald Co-Op. Hsg. Soc. Ltd.", Royal Residency Complex, Near Aman Talkies, Plot No. 2, 618 (P) & 619 (P), Sheet No. 75 & 76, Aman Talkies Road, Village - Ulhasnagar - 1, Municipality Ward No. 11 & Property No. 11AI018549400, Taluka - Ulhasnagar, District - Thane, PIN Code - 421 001, State - Maharashtra, India belongs to **Shri. Mukeshkumar Krishanlal Lilani**.

Boundaries	:	Building	Flat
North	:	Open Plot	Compound Wall
South	:	Simran Park CHSL	Staircase
East	:	Open Space	Marginal Space
West	:	Aman Talkies Road	Lift

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 **₹ 50,06,568.00 (Rupees Fifty Lakh Six Thousand Five Hundred Sixty Eight 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 18:04:02 +05'30'

*Manoj*  
Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report