


Thane

## 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.	Dated
	<b>PG-2519/24-25</b>	<b>28-Sep-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> 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
	<b>11515</b> <b>011515/2308427</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
Total				<b>2,360.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Three Hundred Sixty Only**


HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>			<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:  
 011515/2308426 Mr. Sanjay Vishwanath Kendle & Mrs. Chayabai Sanjay Kendle - Residential Flat No. 3, Ground Floor, "Toran Co.-Op. Hsg. Soc. Ltd.", Ganpati Niwas, Bhagatsingh Road, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, 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 28-09-2024 17:29:30  
 Authorised Signatory

This is a Computer Generated Invoice



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3, Ground Floor, "Toran Co.-Op. Hsg. Soc. Ltd.", Ganpati Niwas, Bhagatsingh Road, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Sanjay Vishwanath Kendle & Mrs. Chayabai Sanjay Kendle.**

Boundaries	:	Building	Flat
North	:	Krishna Radha Society	Flat No. 1
South	:	Shahid Bhagat Singh Rd	Flat No. 16
East	:	Shiv Satoo Apartment	Building
West	:	Janki Raghunath Residency // Agarkar Road	Compound Wall

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 **₹ 45,04,500.00 (Rupees Forty Five Lakhs Four Thousand Five Hundred 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: 2024.09.28 17:25:26 +05'30'

  
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  
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**Our Pan India Presence at :**

Nanded Thane Ahmedabad Delhi NCR  
Mumbai Nashik Rajkot Raipur  
Aurangabad Pune Indore Jaipur

**Regd. Office**

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