


Thane

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-2555/24-25	1-Oct-24				
Buyer (Bill to) BANK OF MAHARASHTRA-TMC BRANCH THANE THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR,PANCHPAKHADI,THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment				
	Reference No. & Date.	AGAINST REPORT				
	Buyer's Order No.	Other References				
	Dispatch Doc No.	Delivery Note Date				
	011540/2308462					
	Dispatched through	Destination				
Terms of Delivery						
SI 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 Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total 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: 011540/2308462 Mr. Ravindra Narayan Karanjkar & Mrs. Ranjita Ravindra Karanjkar - Residential Flat No. 704, 7th Floor, "Priyadarshini Co.-Op. Hsg. Soc. Ltd.", Ram Ganesh Gadkari Path, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, 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 <small>Digitally signed on 01-10-2024 12:39:24</small> Authorised Signatory			

This is a Computer Generated Invoice

10/10/2024
pw



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 27

Vastu/Thane/10/2024/011540/2308462

01/2-2-PSVS

Date: 01.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 704, 7th Floor, "Priyadarshini Co.-Op. Hsg. Soc. Ltd.", Ram Ganesh Gadkari Path, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India belongs to **Mr. Ravindra Narayan Karanjkar & Mrs. Ranjita Ravindra Karanjkar**.

Boundaries of the property

North : Damodar Villa-Mantri House
South : Gadkari Road
East : Kaka Sohoni Path
West : Kamdhenu Prasad CHSL

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 **₹ 1,59,74,500.00 (Rupees One Crore Fifty Nine Lakh Seventy 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: 2024.10.01 12:47:21 +05'30'

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 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

BI-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**