

**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-2624/24-25</b>	Dated <b>7-Oct-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Bank of Maharashtra-Mulund-West</b> Block No 69/2, Hindustan Chowk, Mulund Colony, Mulund (West), Mumbai, PIN Code – 400 082, GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>011610/2308531</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>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
	<b>Total</b>			<b>₹ 3,540.00</b>

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

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>


Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:  
 011610/2308531 Sandeep Fotani & Twinkle Suresh Kumar Tahiliani - Residential Flat No. A-1402, 14th Floor, "Infinity Tower A", The Verraton Complex, Near Neelkanth Greens Society, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, 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**

for Vastukala Consultants (I) Pvt Ltd  
**Pooja Dagare**  
 Authorised Signatory

This is a Computer Generated Invoice

*Received on 9/10/2024*





**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/10/2024/011610/2308531  
07/5-71-PSVS  
Date: 07.10.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. A-1402, 14<sup>th</sup> Floor, "Infinity Tower A", The Verraton Complex, Near Neelkanth Greens Society, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India belongs to **Sandeep Fotani & Twinkle Suresh Kumar Tahiliani**.

#### Boundaries of the property

North	: Open Plot
South	: Tower - B
East	: Internal Road / Neelkanth Greens
West	: Internal Road / Neelkanth Woods Building

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 **₹ 1,66,60,000.00 (Rupees One Crore Sixty Six Lakh Sixty Thousand 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.org, c=IN  
Date: 2024.10.07 14:21:45 +05'30'

*Arinab*  
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  
Email: [thane@vastukala.co.in](mailto:thane@vastukala.co.in) | Tel: 80978 82976 / 90216 05621

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**Regd. Office**

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