

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-2681/24-25	10-Oct-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD-KALWA BRANCH Ground Floor, Kishor Plaza, Old Mumbai Pune Road, Kalwa, Thane - 400 605. GSTIN/UIN : 27AAAAT0177C1ZT State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	011695/2308586	
	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		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	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:
 011695/2308586 Mr. Manikchand Ratanchand Parmar, Mrs. Latakumari M. Parmar, Mr. Kunal Manikchand Parmar & Mr. Nikitesh M. Parmar - Residential Flat No. 604, 6th Floor, "Hira Arcade Co -Op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa, PIN Code - 400 605, 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

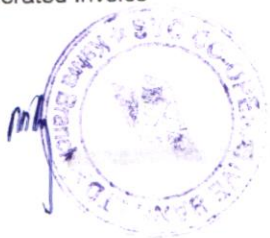
Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**
for Vastukala Consultants (I) Pvt Ltd
 ASMITA JAYSING RATHOD
 Digitally signed on 11-10-2024 11:26:24
 Authorised Signatory

Customer's Seal and Signature

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6th Floor, "Hira Arcade Co-Op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa, PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Manikchand Ratanchand Parmar, Mrs. Latakumari M. Parmar, Mr. Kunal Manikchand Parmar & Mr. Nikitesh M. Parmar.**

Boundaries	:	Building	Flat
North	:	Prem Kutir Society	Walls
South	:	Open Space / Vivek CHSL	Common Passage
East	:	Internal Road	Staircase
West	:	Krishna Sudama CHSL	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 **₹ 73,10,400.00 (Rupees Seventy Three Lakh Ten Thousand Four 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: 2024.10.10 16:30:25 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report