


## PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<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-2702/24-25</b>	Dated <b>14-Oct-24</b>
		Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
		Reference No. & Date.	Other References
	Buyer (Bill to) <b>BANK OF INDIA- KALWA (WEST)</b> KALWA BRANCH Sanghvi Valley A1 & A2, Parsik Nagar, Kalwa (West), Thane – 400 605, State – Maharashtra, GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>011722/2308608</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:**  
 011722/2308608 Mr. Winson Raju & Ms. Nisha  
 Winson -Residential Flat No. 703, 7th Floor, Wing – A,  
 Elara, "Marathon Nexworld Elara - 1", Village -  
 Betawade, Taluka & District – Thane, PIN – 400 612,  
 State – Maharashtra, Country – 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 <b>Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 14-10-2024 15:48:34</small> Authorised Signatory
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This is a Computer Generated Invoice



**VASTUKALA**  
Unlocking Excellence

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

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/10/2024/011722/2308608

14/3-148-PRBS

Date: 14.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 703, 7<sup>th</sup> Floor, Wing – A, Elara, "Marathon Nexworld Elara - 1", Village - Betawade, Taluka & District – Thane, PIN – 400 612, State – Maharashtra, Country – India belongs to **Mr. Winson Raju & Ms. Nisha Winson.**

#### Boundaries of the property.

North	:	Open Plot
South	:	Aura Building
East	:	Internal Road
West	:	Betawade Sub Station Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 38,60,000.00 (Rupees Thirty-Eight Lakh Sixty Thousand 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

Encl: Valuation report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.14 16:28:11 +05'30'

*Manoj*

Auth. Sign.



**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**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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