

**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-2718/24-25</b>	<b>15-Oct-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>BANK OF MAHARASHTRA-TMC BRANCH THANE</b> THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR,PANCHPAKHADI,THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>11746/2308623</b>	
	Dispatched through	Destination
Terms of Delivery		

Sl 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>
	Total			<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**

<p><i>Remarks:</i>                  11746/2308623 Mr. Ajit Mansing More &amp; Mrs. Shivanjali Ajit More - Residential Flat No. 2403, 24th Floor, Building No A - 4, "Raunak Bliss", G. B. Road, Village - Vadavali &amp; Owale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India                  Company's PAN : <b>AADCV4303R</b>                  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</p>	<p>Company's Bank Details                  Bank Name : <b>ICICI BANK LTD</b>                  A/c No. : <b>340505000531</b>                  Branch &amp; IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b></p>  <p>UPI Virtual ID : VASTUKALATHANE@icici</p>
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for Vastukala Consultants (I) Pvt Ltd  
 Pooja Dagare  
 Authorised Signatory

This is a Computer Generated Invoice

15/10  
 15-10-24  




**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-008361  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207865

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/10/2024/011746/2308623  
15/5-163-PSV  
Date: 15.10.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2403, 24<sup>th</sup> Floor, Building No A - 4, "Raunak Bliss", G. B. Road, Village - Vadavali & Owale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Mr. Ajit Mansing More & Mrs. Shivanjali Ajit More.**

Boundaries of the property

North : Internal Road  
South : Haware City  
East : Unnathi Greens Complex  
West : Internal Road

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 **₹ 45,70,400.00 (Rupees Forty Five Lakh Seventy Thousand Four Hundred Only) After completion of construction works.** As per Site Inspection 29% 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**  
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: 2024.10.15 13:25:24 +05'30'

*Manoj*  
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  
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**Regd. Office**

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