


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-2748/24-25	17-Oct-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank - Mulund (East) GROUND +1ST FLOOR OF SHOP NO-2, 1ST FLOOR OF SHOP NO-1, 'ROMELL VASANTI', VASANTI VIHAR CO-OP HSG SOC LTD NAVGHAR RAOD,MULUND-EAST GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	011820/2308653	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	4,000.00
				360.00
				360.00
	Total			₹ 4,720.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00


Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 011820/2308653 Smt. Kanchan Rajesh Naikar - Residential Flat No. 302, 3rd Floor, Building No 2-A, "Krushnakunj Co-Op. Hsg. Soc. Ltd.", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, 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. - 27222201437


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

Recd V Suppl 19/10/2024



This is a Computer Generated Invoice



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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/10/2024/011820/2308653
17/2-193-PSRJ
Date: 17.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Building No 2-A, "**Krushnakunj Co-Op. Hsg. Soc. Ltd.**", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India belongs to **Smt. Kanchan Rajesh Naikar**.

Boundaries of the property

North : Internal Road
South : Internal Road
East : Gurukrupa Param Apartment
West : Open Plot / 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 **₹ 67,16,900.00 (Rupees Sixty Seven Lakhs Sixteen Thousands Nine 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.17 10:40:05 +05'30'

Avinak

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 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, Chandivalli Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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