



Thane.

## 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				
	PG-2847/24-25	22-Oct-24				
Buyer (Bill to) <b>COSMOS BANK- KALYAN BRANCH</b> KALYAN BRANCH Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment				
		<b>AGAINST REPORT</b>				
	Reference No. & Date.	Other References				
	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	11863/2308751					
Dispatched through	Destination					
Terms of Delivery						
Sl No.	Particulars	HSN/SAC	GST Rate	Amount		
1	<b>VALUATION FEE</b>	997224	18 %	<b>4,000.00</b>		
	<b>CGST</b>			<b>360.00</b>		
	<b>SGST</b>			<b>360.00</b>		
Total				<b>4,720.00</b>		
Amount Chargeable (in words)				<b>4,720.00</b>		
				<i>E. &amp; O.E</i>		
<b>Indian Rupee Four Thousand Seven Hundred Twenty Only</b>						
HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total
997224	4,000.00	Rate	Amount	Rate	Amount	Tax Amount
		9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>
Tax Amount (in words) : <b>Indian Rupee Seven Hundred Twenty Only</b>						
Remarks: 11863/2308751 Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani - Residential Flat No. 101, 1st Floor, "Royal Galaxy", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code - 421002, State - Maharashtra, India Company's PAN : <b>AADCV4303R</b>			Company's Bank Details Bank Name : <b>ICICI BANK LTD</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</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			 UPI Virtual ID : VASTUKALATHANE@icici			
Customer's Seal and Signature			<b>for Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 22-10-2024 15:55:44</small> Authorised Signatory			

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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22/9-291-PSRJ

Date: 22.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, "Royal Galaxy", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002, State - Maharashtra, India belongs to **Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani**.

Boundaries of the property

North : Krishn Vatika Garden  
South : Internal Road  
East : Krishna Kanhaiya Cottage  
West : Kalika Palace

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 **₹ 68,88,136.00 (Rupees Sixty Eight Lakhs Eighty Eight Thousands One Hundred And Thirty Six 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: 2024.10.22 16:03:12 +05'30'

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 82978 / 90216 05621

**Our Pan India Presence at :**

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**Regd. Office**

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

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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