


PROFORMA INVOICE

 VASTUKALA <small>Unlocking Excellence</small>	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. PG-3169/24-25	Dated 15-Nov-24	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date. PG-3169/24-25 dt. 15-Nov-24	Other References
	Buyer (Bill to) COSMOS BANK Ambernath Branch Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambernath (East) GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 12212/2309073	Delivery Note Date		
	Dispatched through	Destination		
	Terms of Delivery			

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	4,000.00
	CGST		360.00
	SGST		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:
 12212/2309073 Shri. Sambhaji Baban Kute -
 Residential Flat No. 203, 2nd Floor, "Dream
 Homes", Dream Homes Co-op. Hsg. Soc. Ltd., Plot
 No. 113, Sector 19, Village - Ulwe, Taluka - Panvel,
 District - Raigad, Navi Mumbai, PIN Code - 410 206,
 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 15-11-2024 17:40:47
 Authorised Signatory

This is a Computer Generated Invoice

Received

19/11/24





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Thane/11/2024/012212/2309073
15/19-158-PSRJ
Date: 14.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India belongs to **Shri. Sambhaji Baban Kute**.

Boundaries of the property

North : Keyan Apartment
South : Sai Sangam Bold Building
East : Mahavir Darpan Building
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 **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands 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: 2024.11.15 17:43:28 +05'30'

Manoj

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

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

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