

**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. <b>PG-4275/24-25</b>	Dated <b>23-Jan-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>BANK OF MAHARASHTRA</b> Ghodbunder Road Branch Pride Park,Opp. Lawkim Industries,Near R.Mall, Ghobunder Road , Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Reference No. & Date. <b>PG-4275/24-25 dt. 23-Jan-25</b>	Other References <b>SHASHANK SHARMA/9799873713</b>
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>12227/2310185</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>3,000.00</b>
	<b>CGST</b>		<b>270.00</b>
	<b>SGST</b>		<b>270.00</b>
Total			<b>₹ 3,540.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Three Thousand Five Hundred Forty Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:

12227/2310185 Mr. Harshan Ravindra Vanjiwale & Mrs. Minakshi Harshan Vanjiwale - Residential Flat No. 3701, 37th Floor, Building No T6D, "Ariadne", Runwal Eirene - Part I, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, 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 JAYSHING RATHOD  
Digitally signed on 23-01-2025 15:31:58  
Authorized Signatory

This is a Computer Generated Invoice



*28/1/2025*



**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/01/2025/012227/2310185  
23/10-304-PSVS  
Date: 23.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3701, 37<sup>th</sup> Floor, Building No T6D, "Ariadne", Runwal Eirene - Part I, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India belongs to **Mr. Harshan Ravindra Vanjiwale & Mrs. Minakshi Harshan Vanjiwale**.

Boundaries	:	Building	Flat
North	:	Open Plot	Lift
South	:	Tower No. 6C	Staircase
East	:	Dharamveer Anand Dighe Taran Talao	Flat No. 3703 & 3704
West	:	Internal Road / Runwal Eirene Tower 8	Flat No. 3702

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 **₹ 1,07,40,000.00 (Rupees One Crore Seven Lakh Forty 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 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: 2025.01.23 16:38:27 +05'30'

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  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

**Our Pan India Presence at :**

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**Regd. Office**

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

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