

**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-3382/24-25</b>	Dated <b>30-Nov-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date. <b>PG-3382/24-25 dt. 30-Nov-24</b>	Other References
Buyer (Bill to) <b>UNION BANK OF INDIA-AIROLI</b> Airoli Branch, Blacksmith Tower, Ground Floor, Plot No 14, Sector 6, Airoli, , Thane Navi Mumbai-400708 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>12280/2309288</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:**

12280/2309288 Mrs. Angel Saranya & Mr. Johnson Muthappa - Residential Flat No. 1402, 14th Floor, Wing - E, "Sai Mannat Co-Op. Hsg. Soc. Ltd.", Plot No. 1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6, Sector 34-A, Village - Kharghar, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 410 210, 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. - 2722201137

**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 30/11/2024 10:39:32  
Authorised Signatory

This is a Computer Generated Invoice





**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.

Page 2 of 25

Vastu/Thane/11/2024/012280/2309288  
30/12-373-PSVS  
Date: 28.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1402, 14<sup>th</sup> Floor, Wing - E, "Sai Mannat Co-Op. Hsg. Soc. Ltd.", Plot No. 1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6, Sector 34-A, Village - Kharghar, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India belongs to **Mrs. Angel Saranya & Mr. Johnson Muthappa**.

Boundaries of the property

North : Wing - B, C & D & Road  
South : Skyline Residency CHSL  
East : Recreation Club House  
West : Internal Road & Bhoomi Sagar CHSL

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 **₹ 1,33,73,064.00 (Rupees One Crore Thirty Three Lakh Seventy Three Thousand Sixty Four 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: 2024.11.30 15:42:24 +05'30'

*Manoj*

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Union Bank of India Empanelment No.: ROS:ADV:Valuer/033:008:2021-22

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**

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)