

**PROFORMA INVOICE**

|   |  |  |
|---|--|--|
|  <b>Vastukala Consultants (I) Pvt. Ltd.</b><br>B1-001, U/B FLOOR,<br>BOOMERANG, CHANDIVALI FARM ROAD,<br>ANDHERI-EAST, MUMBAI - 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.co.in | Invoice No.<br><b>PG-3431/24-25</b>                        | Dated<br><b>4-Dec-24</b>                       |
|   | Delivery Note  | Mode/Terms of Payment<br><b>AGAINST REPORT</b> |
|   | Reference No. & Date.<br><b>PG-3431/24-25 dt. 4-Dec-24</b> | Other References                               |
| Buyer (Bill to)<br><b>BANK OF INDIA - RBC THANE BRANCH</b><br>Thane Main Branch<br>Bank Of India Building 2nd Floor,<br>Shivajipath Opp M H High School,<br>Thane (WEst) 400601<br>GSTIN/UIN : 27AAACB0472C4DF<br>State Name : Maharashtra, Code : 27   | Buyer's Order No.  | Dated  |
|   | Dispatch Doc No.<br><b>12595/2309338</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:**

12595/2309338 Mr. Salim Shaikh & Mrs. Yasmin Salim Shaikh - Residential Flat No. 2102, 21st Floor, Wing - F, "Kanakia Zenworld Phase II", Kanjur Village Road, Village - Kanjur, Municipality Ward No. S - Ward, Kanjur Marg (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, 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 04-12-2024 11:16:02  
Authorised Signatory

This is a Computer Generated Invoice

*R*  
*04/12/2024*  
*for payment.*  
*Thane main branch.*  
*Veenita Agarwal name.*



**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/12/2024/012595/2309338

04/2-36-PSH

Date: 04.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2102, 21<sup>st</sup> Floor, Wing - F, "Kanakia Zenworld Phase II", Kanjur Village Road, Village - Kanjur, Municipality Ward No. S - Ward, Kanjur Marg (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, State - Maharashtra, India belongs to **Mr. Salim Shaikh & Mrs. Yasmin Salim Shaikh**.

| Boundaries | : | Building                                    | Flat           |
|------------|---|---|----------------|
| North      | : | Royal Park CHSL                             | Marginal Space |
| South      | : | Kanjur village Road                         | Passage        |
| East       | : | N G Royal Park, Wing - 1B                   | Marginal Space |
| West       | : | Internal Road & Under Construction Building | Flat No. 2101  |

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 **₹ 1,61,85,000.00 (Rupees One Crore Sixty One Lakh Eighty Five 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: 2024.12.04 11:39:18 +05'30'

*Arind*  
Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report

**Thane:** I01, 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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