

thane  
Done

**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-3371/24-25</b>	Dated <b>30-Nov-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date. <b>PG-3371/24-25 dt. 30-Nov-24</b>	Other References
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>12606/2309277</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>4,000.00</b>
	<b>CGST</b>		<b>360.00</b>
	<b>SGST</b>		<b>360.00</b>
<b>Total</b>			<b>₹ 4,720.00</b>

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
<b>Total</b>			<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:  
 12606/2309277 Mr. Huzaifa Khanjiwala S/O. Mr. Moiz Taherali Khanjiwala Industrial Gala No. 203, 2nd Floor, Building No B - 1, Print World Industrial Complex, New/Current Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17 & 24/31, Village - Vehele, Taluka - Bhiwandi, District - Thane, 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**



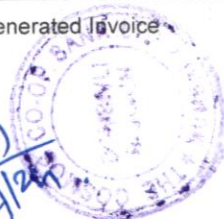
UPI Virtual ID : **VASTUKALATHANE@icici**

for **Vastukala Consultants (I) Pvt. Ltd.**

ASMITA JAYSING RATHOD  
 Digitally signed on 30-11-2024 10:58:50  
 Authorised Signatory

This is a Computer Generated Invoice

Received  
 Patten  
 17/12/24





**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 19

Vastu/Thane/12/2024/012606/2309277

12/1-362-PSVS

Date: 30.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 203, 2<sup>nd</sup> Floor, Building No B - 1, "Print World Industrial Complex", New/Current Survey No. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17 & 24/31, Village - Vehele, Taluka - Bhiwandi, District - Thane, State - Maharashtra, India belongs to **Mr. Huzaifa Khanjiwala S/O. Mr. Moiz Taherali Khanjiwala**.

Boundaries of the property

North : Internal Road / Building No. A-1  
South : Open Plot  
East : Under Construction Building  
West : Internal Road / Building No. A-4

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 **₹ 65,71,875.00 (Rupees Sixty Five Lakhs Seventy One Thousands Eight Hundred And Seventy Five 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: 2024.11.30 18:10:46 +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/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](mailto: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)