

**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-3411/24-25</b>	Dated <b>2-Dec-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>BANK OF INDIA - RBC THANE BRANCH</b> Thane Main Branch Bank Of India Building 2nd Floor, Shivajipath Opp M H High School, Thane (WEst) 400601 GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Reference No. & Date. <b>PG-3411/24-25 dt. 2-Dec-24</b>	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>12613/2309317</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>
	<b>Total</b>		<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:**  
 12613/2309317 Ms. Minal Vijay Prabhulkar - Residential Flat No. 2905, 29th Floor, Wing - B, "Infinity Residences ", Roop Reyon Mills Compound, Jijamata Nagar, Kalachowky, G. D. Ambekar Marg, Village - Parel - Sewree Division, Taluka - Municipality Ward No - F/ South Ward, District - Mumbai, Parel (East), PIN Code - 400 033, 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 02-12-2024 17:43:23  
 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.

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Vastu/Thane/12/2024/012613/2309317  
02/15-15-PSSH  
Date: 02.12.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2905, 29<sup>th</sup> Floor, Wing - B, "Infinity Residences", Roop Reyon Mills Compound, Jijamata Nagar, Kalachowky, G. D. Ambekar Marg, Village - Parel - Sewree Division, Taluka - Municipality Ward No - F/ South Ward, District - Mumbai, Parel (East), PIN Code - 400 033, State - Maharashtra, India belongs to **Ms. Minal Vijay Prabhulkar**.

#### Boundaries of the property

North	: Internal Road
South	: Slum
East	: Under Construction Building
West	: G. D. Ambekar Marg

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 **₹ 1,17,21,600.00 (Rupees One Crore Seventeen Lakh Twenty One Thousand Six Hundred Only) After completion of construction works**. As per Site Inspection 39% Construction Work is Completed.

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: 2024.12.02 17:46:58 +05'30'

*Manoj*  
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:** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA  
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**Regd. Office**

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