

PROFORMA INVOICE

 Vastukala Consultants (I) Pvt. Ltd. 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.	Dated
	PG-3395/24-25	30-Nov-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK-GHATKOPAR -WEST S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	12646/2309301	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	7,000.00
	CGST			630.00
	SGST			630.00
	Total			₹ 8,260.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Eight Thousand Two Hundred Sixty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	7,000.00	9%	630.00	9%	630.00	1,260.00
Total	7,000.00		630.00		630.00	1,260.00

Tax Amount (in words) : **Indian Rupee One Thousand Two Hundred Sixty Only**

Remarks:
 12646/2309301 Mr. Kirti Chunilal Adhia & Mrs. Jaimini
 Kirti Adhia -Commercial Office No. 318 & 319, 3rd Floor,
 "Runwal Heights", Runwal Heights Commercial
 Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style,
 CTS No. 728, 728/1 & 728/ 2, L. B. S. Road, Village -
 Nahur, Taluka - Kurla, District - Mumbai Suburban,
 Mulund (West), PIN Code - 400 080, 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.

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 318 & 319, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style, CTS No. 728, 728/1 & 728/ 2, L. B. S. Road , Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia.**

Boundaries of the property

North	: Malvan Tadka Restaurant
South	: Internal Road
East	: Runwal Heights , B Wing
West	: LBS 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 **₹ 69,01,024.00 (Rupees Sixty Nine Lakhs One Thousand Twenty 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

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 18:30:37 +05'30'

Arind
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 | 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

🌐 www.vastukala.co.in

