


**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.	Dated
	<b>PG-3364/24-25</b>	<b>29-Nov-24</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	<b>ADVANCE135/24-25 dt. 28-Nov-24</b>	
Buyer (Bill to) <b>COSMOS BANK</b> NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST,4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>12660/2309270</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>5,000.00</b>
	<b>CGST</b>		<b>450.00</b>
	<b>SGST</b>		<b>450.00</b>
	Total		<b>₹ 5,900.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**

Remarks:  
 12660/2309270 Mr. Dinesh Lakhiram Agrawal & Mr. Harsh Dinesh Agrawal - Commercial Shop No. 8, Ground Floor, Wing - B, "Shree Srushti Co.-Op. Hsg. Soc. Ltd.", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West),  
 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

UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt. Ltd.  
 ASMITA JAYSING RATHOD  
 Digitally signed on 29-11-2024 16:27:07  
 Authorised Signatory



This is a Computer Generated Invoice

  
 30/11/2024  




**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/11/2024/012660/2309270  
29/11-355-PSVS  
Date: 29.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 8, Ground Floor, Wing - B, "Shree Srushti Co.-Op. Hsg. Soc. Ltd.", CTS No. 201/8 & 202/8, Comrade Rajaram Vishnu Rawool Marg, Village - Kolbad & Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Mr. Dinesh Lakhiram Agrawal & Mr. Harsh Dinesh Agrawal** .

Boundaries of the property

North	: Kolungade CHS
South	: Comrade Rajaram Vishnu Rawool Marg
East	: Maa Anusaya Tower
West	: Open Space

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 **₹ 1,00,70,000.00 (Rupees One Crore Seventy Thousands 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: 2024.11.29 16:28:35 +05'30'

*Avind*  
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  
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**Regd. Office**

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