

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. PG-3435/24-25	Dated 4-Dec-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date. PG-3435/24-25 dt. 4-Dec-24	Other References
	Buyer (Bill to) BANK OF MAHARASHTRA-TMC BRANCH THANE THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR, PANCHPAKHADI, THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.
	Dispatch Doc No. 12685/2309342	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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

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

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
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 12685/2309342 Mrs. Shalini Sanjay Patil
 Commercial Unit No. 77, Ground Floor, Vartaknagar
 Shopkeeper Premises Co-op. Soc. Ltd., Vartak
 Nagar, New/Current Survey No. 47115, CTS No.
 1723, Tika No. 1/23, Vartak Nagar Naka, Pokhran
 Road No. 1, Village - Majiwade, Taluka - Thane,
 District - Thane, Thane (West), PIN - 400 606, 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 13:36:05
 Authorised Signatory

This is a Computer Generated Invoice





VASTUKALA
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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/12/2024/012685/2309342

04/6-40-JAVS

Date: 04.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Gala No. 77, Ground Floor, "**Vartaknagar Shopkeeper Premises Co-op. Soc. Ltd.**", Vartak Nagar , New/Current Survey No. 47115, CTS No. 1723, Tika No. 1/23, Varthak Nagar Naka, Pokhran Road No. 1, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 606, State - Maharashtra, India belongs to **Mrs. Shalini Sanjay Patil** .

Boundaries	:	Building	Unit
North	:	Slum Area	Internal Passage on Road
South	:	Fish Market / Vegetable Market	Gala No. 76
East	:	Mahatma Phule Jyotiba Chawl	Slum Area
West	:	Bhim Nagar Road	Gala No. 72

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 **₹ 28,10,500.00 (Rupees Twenty Eight Lakh Ten Thousand Five Hundred 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

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 14:56:05 +05'30'

Manoj

Auth. Sign.

Director



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

Encl.: Valuation report



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.),INDIA
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Our Pan India Presence at :

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Regd. Office

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