

**PROFORMA INVOICE**

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-3678/24-25</b>	Dated <b>13-Dec-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date. <b>PG-3678/24-25 dt. 13-Dec-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>12729/2309583</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>
Total			<b>₹ 4,720.00</b>

Amount Chargeable (in words)

E. &amp; 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>4,000.00</b>		<b>360.00</b>	<b>720.00</b>

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

12729/2309583 Mr. Narshibhai Virambhai Ayar & Mrs. Saviben Narshibhai Ayar -Residential Flat No. 404, 4th Floor, Building No 143, Wing - A, "Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroli, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, 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

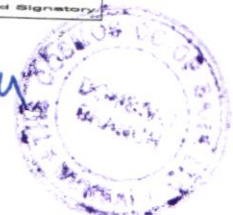
**Company's Bank Details**Bank Name : **ICICI BANK LTD**A/c No. : **340505000531**Branch & IFS Code: **THANE CHARAI & ICIC0003405**UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt. Ltd.

ASMITA JAYSHING RATHOD  
Digitally signed on 13-12-2024 15:26:44  
Authorized Signatory

This is a Computer Generated Invoice

*Received  
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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.

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Vastu/Thane/12/2024/012729/2309583

13/3-281-PSBS

Date: 13.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4<sup>th</sup> Floor, Building No 143, Wing - A, "**Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.**", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroli, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India belongs to **Mr. Narshibhai Virambhai Ayar & Mrs. Saviben Narshibhai Ayar.**

Boundaries of the property

North : Shiv Sai CHSL  
South : Vallabh Baug Lane  
East : Greenland Building  
West : Shanthidoot CHSL

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 **₹ 86,37,408.00 (Rupees Eighty Six Lakhs Thirty Seven Thousands Four Hundred And Eight 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: 2024.12.13 15:27:33 +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 | 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**

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Powai, Andheri East, Mumbai :-400072, (M.S), India

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