


## PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unleashing Excellence</small>	<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-4048/24-25</b>	Dated <b>7-Jan-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date. <b>PG-4048/24-25 dt. 7-Jan-25</b>	Other References	
	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. <b>13036/2309959</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>6,523.50</b>
	<b>CGST</b>		<b>587.12</b>
	<b>SGST</b>		<b>587.12</b>
	<b>ROUNDED OFF</b>		<b>0.26</b>
<b>Total</b>			<b>₹ 7,698.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Seven Thousand Six Hundred Ninety Eight Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	6,523.50	9%	587.12	9%	587.12	1,174.24
<b>Total</b>	<b>6,523.50</b>		<b>587.12</b>		<b>587.12</b>	<b>1,174.24</b>

Tax Amount (in words) : **Indian Rupee One Thousand One Hundred Seventy Four and Twenty Four paise Only**

Remarks:

13036/2309959 Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare - Commercial Shop No. 14, Ground Floor, Wing - D, "Ami Varsha", Near NKGSB Bank, New/Current Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, 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**



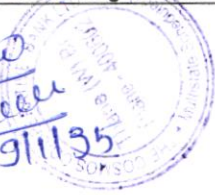
UPI Virtual ID : **VASTUKALATHANE@icici**

**for Vastukala Consultants (I) Pvt. Ltd.**

ASMITA JAYSING RATHOD  
 Digitally signed on 07-01-2025 15:00:10  
 Authorized Signatory

This is a Computer Generated Invoice

Received  
 9/1/25



## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 14, Ground Floor, Wing - D, "Ami Varsha", Near NKGSB Bank, New/Current Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare.**

Boundaries of the property

North : Padmavati Jain Society Road  
South : Wing - A  
East : Internal Road  
West : Wing - C

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 **₹ 50,99,500.00 (Rupees Fifty Lakhs Ninety Nine Thousands 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**

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: 2025.01.08 10:50:49 +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  
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**Our Pan India Presence at :**

○ Nanded      ○ Thane      ○ Ahmedabad      ○ Delhi NCR  
○ Mumbai      ○ Nashik      ○ Rajkot      ○ Raipur  
○ Aurangabad      ○ Pune      ○ Indore      ○ Jaipur

**Regd. Office**

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