

### PROFORMA INVOICE

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-3734/24-25</b>	Dated <b>17-Dec-24</b>
	Delivery Note		Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date. <b>PG-3734/24-25 dt. 17-Dec-24</b>		Other References
	Buyer (Bill to) <b>Cosmos Bank -Lower Parel</b> Manic Soc Sunmill Compound Lane, S J Marg, Lower Parel Mumbai 400013 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27		Buyer's Order No.
		Dispatch Doc No. <b>13089/2309639</b>	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			

Sl 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>
<b>Total</b>			<b>₹ 4,720.00</b>

Amount Chargeable (in words) E. & 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>360.00</b>	<b>720.00</b>

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

**Remarks:**  
 13089/2309639 Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar - Residential Flat No. 105, 1st Floor, Building No A, "RadhaKrishna Park", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, State - Maharashtra, India

Company's PAN : **AADCV4303R**

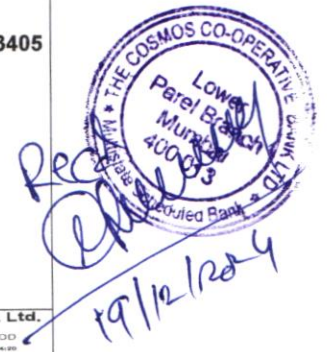
Declaration  
**NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.**  
 MSME Registration No. - 27222201137

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 17-12-2024 17:54:02  
 Authorized Signatory





**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/12/2024/013089/2309639

17/22-337-PSV

Date: 17.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 105, 1<sup>st</sup> Floor, Building No A, "RadhaKrishna Park", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar**.

Boundaries of the property

North : Railway Track  
South : Internal Road / Rameshwar Complex  
East : Garden  
West : Open Plot / Parking

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 **₹ 83,36,100.00 (Rupees Eighty Three Lakhs Thirty Six Thousands One 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: 2024.12.17 18:14:52 +05'30'

Auth. Sign.

Director



**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

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🌐 [www.vastukala.co.in](http://www.vastukala.co.in)