


Thane

### 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-3815/24-25</b>	Dated <b>21-Dec-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date. <b>PG-3815/24-25 dt. 21-Dec-24</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>13126/2309721</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<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. & 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>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

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

Remarks:  
 13126/2309721 Dr. Santosh Gajanan Bhoir & Mrs.  
 Jagruti Santosh Bhoir - Residential Flat No. I-101, 1st  
 Floor, Gurukrupa Apartment No. 2, "New Gurukrupa Co  
 -Op. Hsg. Soc. Ltd.", Birla Collage Road, Village -  
 Chikanghar, Kalyan (West), Taluka - Kalyan, District -  
 Thane, PIN - 421 301, 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



UPI Virtual ID : **VASTUKALATHANE@icici**  
 for Vastukala Consultants (I) Pvt. Ltd.  
 Pooja Dagare  
 Authorised Signatory

This is a Computer Generated Invoice





**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.

Valuation Report: Cosmos Bank/ Naupada Branch / Dr. Santosh Gajanan Bhoir (013126/2309721) Page 2 of 20

Vastu/Mumbai/12/2024/013126/2309721

21/12-419-PRSK

Date: 21.12.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. I-101, 1<sup>st</sup> Floor, Gurukrupa Apartment No. 2, "New Gurukrupa Co-Op. Hsg. Soc. Ltd.", Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301, Maharashtra, India belongs to **Dr. Santosh Gajanan Bhoir & Mrs. Jagruti Santosh Bhoir.**

Boundaries of the property.

North : Om Gurukrupa CHSL  
South : Bhiwandi Murbad Road  
East : Chavan Advaitam  
West : Club Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 82,71,750.00 (Rupees Eighty Two Lakh Seventy One Thousand Seven Hundred Fifty 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl.: Valuation report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.21 17:49:20 +05'30'

Auth. Sign.



**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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