


## PROFORMA INVOICE

 <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UID: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No. <b>PG-3813/24-25</b>	Dated <b>21-Dec-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date. <b>PG-3813/24-25 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/UID : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>13128/2309719</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>
	<b>Total</b>			<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>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:

13128/2309719 Mrs. Jagruti Santosh Bhoir & Dr. Santosh Gajanan Bhoir - Residential Flat No. 104, 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

Authorized Signatory

This is a Computer Generated Invoice



23/12/2024

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank/ Naupada Branch / Mrs. Jagruti Santosh Bhoir (013128/2309719)

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Vastu/Mumbai/12/2024/013128/2309719

21/10-417-PRSK

Date: 21.12.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 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 **Mrs. Jagruti Santosh Bhoir & Dr. Santosh Gajanan 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 ₹ 68,09,062.00 (Rupees Sixty Eight Lakh Nine Thousand Sixty Two 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**

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 17:18:21 +05'30'

Auth. Sign.



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl.: Valuation report



#### 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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