


PROFORMA INVOICE

| | | |
|---|---|---------------------------|
|  Vastukala Consultants (I) Pvt. Ltd. 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. PG-3891/24-25 | Dated 26-Dec-24 |
| | Delivery Note | Mode/Terms of Payment |
| Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST,4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27 | Reference No. & Date. PG-3891/24-25 dt. 26-Dec-24 | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 13150/2309800 | Delivery Note Date |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|----------------------|---------|----------|-------------------|
| 1 | VALUATION FEE | 997224 | 18 % | 4,000.00 |
| | CGST | | | 360.00 |
| | SGST | | | 360.00 |
| | Total | | | ₹ 4,720.00 |

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 |
| Total | 4,000.00 | | 360.00 | | 360.00 | 720.00 |

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

Remarks:
 13150/2309800 Smt. Noorbano Maqbool Sheikh
 -Residential Flat No. 303, 3rd Floor, Building No 14,
 Wing - B, "Vastu", Vastu B Co-Op. Hsg. Soc. Ltd,
 Ghodbunder Road, Village - Vadavali, Taluka - Thane ,
 District - Thane , Thane (West), PIN Code - 400 615,
 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.**

Pooja Dagare
 Authorised Signatory



This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 20

Vastu/Thane/12/2024/013150/2309800
26/20-498-PSBS
Date: 26.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, Building No 14, Wing - B, "Vastu", Vastu B Co-Op. Hsg. Soc. Ltd, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Smt. Noorbano Maqbool Sheikh**.

| Boundaries | : | Building | Flat |
|------------|---|-------------------|--------------|
| North | : | Building No. 13 | Passage |
| South | : | Parking Space | Flat No. 302 |
| East | : | Building No. 6 | Flat No. 301 |
| West | : | Silver Woods CHSL | Flat No. 304 |

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 **₹ 64,22,076.00 (Rupees Sixty Four Lakhs Twenty Two Thousands Seventy Six 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: 2024.12.26 17:32:56 +05'30'

Avinash
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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