


**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-3890/24-25</b>	Dated <b>26-Dec-24</b>
	Delivery Note	Mode/Terms of Payment
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	Reference No. & Date. <b>PG-3890/24-25 dt. 26-Dec-24</b>	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>13153/2309799</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. & 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:

13153/2309799 Shri. Maqbool A. Shaikh - Residential Flat No. 302, 3rd Floor, Building No 14, Wing - B, "Vastu", 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

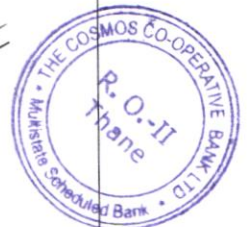


UPI Virtual ID : **VASTUKALATHANE@icici**

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.

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Vastu/Thane/12/2024/013153/2309799  
26/19-497-PSBS  
Date: 26.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 14, Wing - B, "Vastu", Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Shri. Maqbool A. Shaikh**.

Boundaries	:	Building	Flat
North	:	Building No. 13	Passage
South	:	Parking Space	Flat No. 303
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 **₹ 61,64,352.00 (Rupees Sixty One Lakhs Sixty Four Thousands Three Hundred And Fifty 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 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 17:31:21 +05'30'

*Avind*  
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  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

**Our Pan India Presence at :**

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR  
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
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**Regd. Office**

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