

**PROFORMA INVOICE**  
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 <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.	Dated
	<b>PG-3834/24-25</b>	<b>23-Dec-24</b>
Buyer (Bill to) <b>BANK OF MAHARASHTRA</b> Ghodbunder Road Branch Pride Park,Opp. Lawkim Industries,Near R.Mall, Ghobunder Road , Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	<b>PG-3834/24-25 dt. 23-Dec-24</b>	
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>13254/2309740</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>3,000.00</b>
	<b>CGST</b>		<b>270.00</b>
	<b>SGST</b>		<b>270.00</b>
	<b>Total</b>		<b>₹ 3,540.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Three Thousand Five Hundred Forty Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

<p><b>Remarks:</b>                  13254/2309740 Prajakta Hemant Kshirsagar &amp; Hemant Rajendra Kshirsagar - Residential Flat No. 1101, 11th Floor, Building No 2, Wing - C, "Dosti Heron", Dosti West County - Dosti Nest Phase - 4, Balkum Naka, Off Old Mumbai-Agra Road, Village - Balkum, Taluka - Thane, District - Thane, Thane ( West), PIN Code - 400 608, State - Maharashtra, India</p> <p>Company's PAN : <b>AADCV4303R</b></p> <p><b>Declaration</b>                  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</p>	<p>Company's Bank Details                  Bank Name : <b>ICICI BANK LTD</b>                  A/c No. : <b>340505000531</b>                  Branch &amp; IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b></p> <div style="text-align: center;">                       UPI Virtual ID : <b>VASTUKALATHANE@icici</b> </div> <p align="right">for Vastukala Consultants (I) Pvt. Ltd.  <small>ASMITA JAYSING RATHOD                      Digitally signed on 26-12-2024 10:14:59                      Authorized Signatory</small></p>
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This is a Computer Generated Invoice





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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/12/2024/013254/2309740  
24/16-438-PSRJ  
Date: 23.12.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1101, 11<sup>th</sup> Floor, Building No 2, Wing - C, "**Dosti Heron**", Dosti West County – Dosti Nest Phase - 4, Balkum Naka, Off Old Mumbai-Agra Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India belongs to **Prajakta Hemant Kshirsagar & Hemant Rajendra Kshirsagar**.

Boundaries of the property

North : MMRDA Plot  
South : Dosti Tulip Building / Balkum Pipeline Road  
East : Internal Road  
West : Internal Road

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 **₹ 1,05,70,000.00 (Rupees One Crore Five Lakh Seventy Thousand Only) After completion of construction works**. As per Site Inspection 16% Construction Work is Completed.

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: 2024.12.24 10:24:18 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

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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