

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-3880/24-25	Dated 26-Dec-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date. PG-3880/24-25 dt. 26-Dec-24	Other References
	Buyer's Order No.	Dated
Buyer (Bill to) Cosmos Bank -Lower Parel Manic Soc Sunmill Compound Lane, S J Marg, Lower Parel Mumbai 400013 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Dispatch Doc No. 13287/2309787	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	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	720.00

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

Remarks:

13287/2309787 Shri. Abhijit Vishnu Bait - Residential Flat No. 2003, 20th Floor, Wing - B, "The Baya Central", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, 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.

ASMITA JAYSING RATHOD
 Digitally signed on 26-12-2024 14:22:05
 Authorized Signatory

This is a Computer Generated Invoice





VASTUKALA
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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/12/2024/013287/2309787
26/7-485-PVS
Date: 26.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2003, 20th Floor, Wing - B, "The Baya Central", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, State - Maharashtra, India belongs to **Shri. Abhijit Vishnu Bait.**

Boundaries	:	Building	Flat
North	:	Manik CHSL (Under Construction Building) & S J Marg	Flat No. 2004
South	:	Railway Tracks	Marginal Space
East	:	Amoledina Building	Lift
West	:	Internal Road	Marginal Space

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 **₹ 1,31,10,000.00 (Rupees One Crore Thirty One Lakhs Ten Thousands 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 14:53:44 +05'30'

Avinal
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
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Regd. Office

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