

## PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<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-3898/24-25</b>	Dated <b>26-Dec-24</b>	
	Delivery Note	Reference No. & Date. <b>PG-3898/24-25 dt. 26-Dec-24</b>	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Buyer (Bill to) <b>COSMOS BANK-GHATKOPAR -WEST</b> S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086 GSTIN/UIN : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Other References	
	Dispatch Doc No. <b>13321/2309807</b>	Dispatched through	Delivery Note Date Destination	
Terms of Delivery				

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<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**

Remarks:

13321/2309807 Mr. Jivabhai Hira Undariya  
 -Residential Flat No. 403, 4th Floor, "Akshar kunj Co  
 -Op. Hsg. Soc. Ltd.", Opp. Milap Cinema ,Khajuria  
 Tank Road, S. V. Road, Village - Malad (North),  
 Taluka - Borivali, District - Mumbai  
 Suburban, Kandivali (West), PIN Code - 400 067,  
 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 27-12-2024 10:21:57  
 Authorized Signatory

This is a Computer Generated Invoice

*Received*  


## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Akshar kunj Co-Op. Hsg. Soc. Ltd.", Opp. Milap Cinema, Khajuria Tank Road, S. V. Road, Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), PIN Code - 400 067, State - Maharashtra, India belongs to **Mr. Jivabhai Hira Undariya**.

### Boundaries of the property

North	: Khajuria Tank Road
South	: Devi Smruti Building
East	: Internal Road
West	: Fortune Heights Apartment

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 **₹ 1,27,77,984.00 (Rupees One Crore Twenty Seven Lakhs Seventy Seven Thousands Nine Hundred And Eighty Four 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.27 10:38:15 +05'30'

*Avind*

Director

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