



## 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-3962/24-25</b>	Dated <b>31-Dec-24</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	Reference No. & Date. <b>PG-3962/24-25 dt. 31-Dec-24</b>	Other References
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated		
	Dispatch Doc No. <b>13363/2309873</b>	Delivery Note Date		
	Dispatched through	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>	
	Total		<b>₹ 4,720.00</b>	
E. & O.E				
Amount Chargeable (in words) <b>Indian Rupee Four Thousand Seven Hundred Twenty Only</b>				
HSN/SAC	Taxable Value	CGST	SGST/UTGST	Total Tax Amount
		Rate	Amount	
997224	4,000.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>	<b>720.00</b>
Tax Amount (in words) : <b>Indian Rupee Seven Hundred Twenty Only</b>				
Remarks: 13363/2309873 Rameshkumar Ramlakhan Pandey & Poonam Ramesh Pandey - Residential Flat No. 2204, 22nd Floor, Wing - A, "Casa Fiora", Lodha Codename Premier - 1 Project, Premier Colony Ground, Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India.		Company's Bank Details Bank Name : <b>ICICI BANK LTD</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b>		
Company's PAN : <b>AADCV4303R</b>				
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 : <b>VASTUKALATHANE@icici</b> for Vastukala Consultants (I) Pvt. Ltd.		
<small>ASMITA JAYSING RATHOD                  Digitally signed on 31-12-2024 18:38:00                  Authorized Signatory</small>				

This is a Computer Generated Invoice

1 Recd  
 @Shobhan  
 1/1/25



**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/12/2024/013363/2309873

31/9-571-PSVS

Date: 28.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2204, 22<sup>nd</sup> Floor, Wing - A, "Casa Fiora", Lodha Codename Premier - 1 Project, Premier Colony Ground, Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India belongs to **Rameshkumar Ramlakhan Pandey & Poonam Ramesh Pandey**.

Boundaries of the property

North	: Garden
South	: Internal Road
East	: Wing - B
West	: Under Construction Building

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 **₹ 50,36,000.00 (Rupees Fifty Lakhs Thirty Six 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: 2024.12.31 16:42:19 +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    |
| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

**Regd. Office**

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