

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.	Dated
	PG-3974/24-25	1-Jan-25
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	PG-3974/24-25 dt. 1-Dec-24	
Buyer (Bill to) Bank Of Maharashtra Naupada Branch 63 A, Rameshwar Bhavan, Gokhale Road, Naupada Thane West, Maharashtra 400602 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	13405/2309885	
	Dispatched through	Destination
	Terms of Delivery	

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

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
Total	3,000.00		270.00		270.00	540.00

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

Remarks:
 13405/2309885 Name of Proposed Purchaser : Mr. Sachin Suresh More & Mrs. Uttara Sachin More
 -Name of Owner : Mrs. Shilpa Sandip Bapat & Mr. Sandip Suresh Bapat Residential Flat No. 501, 5th Floor, "Soham Building", Soham Co-Op. Hsg. Soc. Ltd.,, Ram Maruti Road, Village - Naupada, Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code -400 602, State - Maharashtra, India.

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



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.
 ASMITA JAYSING RATHOD
 Digitally signed on 01-01-2025 15:28:34
 Authorized Signatory

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 501, 5th Floor, "Soham Building", Soham Co-Op. Hsg. Soc. Ltd., Ram Maruti Road, Village - Naupada, Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India belongs to **Mrs. Shilpa Sandip Bapat & Mr. Sandip Suresh Bapat**. Name of Proposed Purchaser is **Mr. Sachin Suresh More & Mrs. Uttara Sachin More**.

Boundaries	:	Building	Flat
North	:	Sanskriti Prasad Building	Flat No. 502
South	:	Oasis Silver Stone CHS	Staircase / Lift
East	:	Ram Maruti Road	Flat No. 503
West	:	Suyog Building	Flat No. 501

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 **₹ 87,61,850.00 (Rupees Eighty Seven Lakh Sixty One Thousand Eight Hundred Fifty 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: 2024.12.31 15:49:57 +05'30'

Manoj
Auth. Sign.

Director



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



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Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
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Regd. Office

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