


Thane

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-3983/24-25	2-Jan-25
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD-KALWA BRANCH Ground Floor, Kishor Plaza, Old Mumbai Pune Road, Kalwa, Thane - 400 605. GSTIN/UIN : 27AAAAT0177C1ZT State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	PG-3983/24-25 dt. 2-Jan-25	
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	13414/2309894	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	2,500.00
	CGST		225.00
	SGST		225.00
	Total		₹ 2,950.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks: 13414/2309894 Miss. Shweta Dasharath Dicholkar & Mrs. Kavita Dashrath Dicholkar - Residential Flat No. 903, 9th Floor, Wing - C, "Amber Galaxy", Village - Kalwa (Vitava), Taluka - Thane, District - Thane, PIN Code - 400 605, 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. <small>ASMITA JAYSING RATHOD Digitally signed on 02-01-2025 11:08:08 Authorized Signatory</small>

Received
2.01.25



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 903, 9th Floor, Wing - C, "**Amber Galaxy**", Village - Kalwa (Vitava), Taluka - Thane, District - Thane, PIN Code - 400 605, State - Maharashtra, India belongs to **Miss. Shweta Dasharath Dicholkar & Mrs: Kavita Dashrath Dicholkar.**

Boundaries	:	Building	Flat
North	:	Hotel Malvan Swad / Thane - Belapur Road	Flat No. 904 & 905
South	:	Internal Road	Flat No. 901 & 902
East	:	Vidyadhan Classes Road	Lift
West	:	Amber Galaxy Road	Staircase / Flat No. 906

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 **₹ 71,37,000.00 (Rupees Seventy One Lakh Thirty Seven Thousand Only)**. As 70% construction work is completed the proportionate realizable value as on today is **₹ 49,95,900/- (Rupees Forty Nine Lac Ninety Five Thousand Nine Hundred 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: 2025.01.02 12:03:32 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

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

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in