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

Buyer (Bill to)

SVC CO-OPERATIVE BANK LTD-MULUND-EAST

Shop No. 1 & 2, Shagun Sadhana Bldg., Ground Floor, G. V. Scheme Road No. 2, Plot No. 29, Mulund (E),

Mumbai, Maharashtra 400081

GSTIN/UIN

: 27AAAAT0177C1ZT

: Maharashtra, Code: 27 State Name

Dated
3-Jan-25
Mode/Terms of Payment
Other References
Dated
Delivery Note Date
Destination

Terms of Delivery

SI No.	Particulars	•	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	CGST SGST		18 %	2,500.00 225.00 225.00
\top		Total			₹ 2,950.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable CGST		SGS	T/UTGST	Total	
	Value	Rate	Amount	Rate	Amount	Tax 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

Company's Bank Details

Bank Name

ICICI BANK LTD

A/c No.

340505000531

Branch & IFS Code:

THANE CHARAI & ICIC0003405



13441/2309906 Mr. Santosh Sitaram Shinde & Ms. Riya Santosh Shinde - Residential Flat No. 202, 2nd Floor, "Bhalchandra Heights", Vartak Nagar, Village -Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, 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

UKALATHANE@icici

for Vastukala Consultants (I) Pvt. Ltd.

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice





MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 30

Vastu/Thane/01/2025/013441/2309906 03/4-25-PSV Date: 03.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, "Bhalchandra Heights", Vartak Nagar, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State -Maharashtra, India belongs to Mr. Santosh Sitaram Shinde & Ms. Riya Santosh Shinde.

Boundaries	:	Building	Flat
North	:	Internal Road	Flat No. 203
South	:	Building No. 12	Flat No. 202
East	:	V. N. S. Mandal English Medium School	Passage / Staircase
West		Internal Road	Lift

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 ₹ 73,85,400.00 (Rupees Seventy Three Lakh Eighty Five Thousand Four 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 Digitally signed by Manoj Chalikwar DN: cn=Manoi Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2025.01.03 13:42:00 +05'30

Director

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:

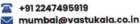
Mumbai

Aurangabad
Pune

Nashik Rajkot

Raipur Jaipur Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: -400072, (M.S), India



m www.vastukala.co.in