

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-4137/24-25	14-Jan-25
Buyer (Bill to) BANK OF MAHARASHTRA Ghodbunder Road Branch Pride Park, Opp. Lawkim Industries, Near R. Mall, Ghobunder Road, Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	PG-4137/24-25 dt. 14-Jan-25	SHASHANK SHARMA/9799873713
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	13475/2310048	
	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	540.00

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


Remarks:
 13475/2310048 Mrs. Sophia Sylvester Pinto & Mrs. Lucia Sylvester Pinto - Residential Flat No. 303, 3rd Floor, Building No 2, Wing - B, "Green Woods Co. -Op. Hsg. Soc. Ltd.", Chakala, Sir M. V. Road, Village - Gundavali, Municipality Ward No. K - (East), Taluka - Andheri, District - Mumbai Suburban, Andheri (East), PIN Code - 400 093, State - Maharashtra, India.

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 14-01-2025 11:30:05
 Authorized Signatory

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

Recd
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This is a Computer Generated Invoice

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, Building No 2, Wing - B, "Green Woods Co.-Op. Hsg. Soc. Ltd.", Chakala, Sir M. V. Road, Village - Gundavali, Municipality Ward No. K - (East), Taluka - Andheri, District - Mumbai Suburban, Andheri (East), PIN Code - 400 093, State - Maharashtra, India belongs to **Mrs. Sophia Sylvester Pinto & Mrs. Lucia Sylvester Pinto.**

Boundaries	:	Building	Flat
North	:	Internal Road	Flat No. 302
South	:	New Indiana CHSL	Open to Sky / Wing - A
East	:	A - Wing	Lift
West	:	Amrut Nagar Road / Manoranjan Studio	Passage

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 **₹ 2,33,60,310.00 (Rupees Two Crore Thirty Three Lakh Sixty Thousand Three Hundred Ten 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: 2025.01.14 17:50:15 +05'30'

Auth. Sign.



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
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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