

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. PG-4059/24-25	Dated 8-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH 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	Reference No. & Date. PG-4059/24-25 dt. 8-Jan-25	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 13499/2309970	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	4,500.00
	CGST		405.00
	SGST		405.00
Total			₹ 5,310.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Five Thousand Three Hundred Ten Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total
		Rate	Amount	Rate	Amount	Tax Amount
997224	4,500.00	9%	405.00	9%	405.00	810.00
Total			405.00		405.00	810.00

Tax Amount (in words) : **Indian Rupee Eight Hundred Ten Only**

Remarks:
 13499/2309970 Mr. Deepak Vitthalrao Patil & Mr. Nikhil Deepak Patil - Residential Flat No. 102, 1st Floor, "Stylus", Behind Mitcon, Village - Balewadi, Taluka - Haveli, District - Pune, PIN Codee - 411 045, 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.
ASMITA JAYSING RATHOD
 Digitally signed on 08-01-2025 11:08:41
 Authorized Signatory



This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 20

Vastu/Thane/01/2025/013499/2309970

08/5-89-PSVS

Date: 08.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, "Stylus", Behind Mitcon, Village - Balewadi, Taluka - Haveli, District - Pune, PIN Codee - 411 045, State - Maharashtra, India belongs to **Mr. Deepak Vitthalrao Patil & Mr. Nikhil Deepak Patil**.

Boundaries	:	Building	Flat
North	:	Rayna Building	Flat No. 101
South	:	Under Construction Building	Side Margin
East	:	Ashtavinayak Road	Side Margin
West	:	Open Plot	Passage / Staircase

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 **₹ 86,14,950.00 (Rupees Eighty Six Lakhs Fourteen Thousands Nine Hundred And 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**
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: 2025.01.08 12:53:42 +05'30'

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

B1-001, 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