

Thane.

### PROFORMA INVOICE

 <b>Vastukala Consultants (I) Pvt. Ltd.</b> 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
	<b>PG-4114/24-25</b>	<b>13-Jan-25</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	<b>PG-4114/24-25 dt. 13-Jan-25</b>	<b>Niranjan Bhande /9653316453</b>
Buyer (Bill to)	Buyer's Order No.	Dated
<b>SVC CO-OPERATIVE BANK LTD-MULUND-EAST</b> 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 State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	<b>13581/2310025</b>	
	Dispatched through	Destination
	Terms of Delivery	

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

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
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

Remarks:  
 13581/2310025 Mr. Atul P. Panchal & Mrs. Varsha  
 Atul Panchal - Residential Flat No. 1104, 11th Floor,  
 "Om Heights", Haji Bapu Road, Village - Pahadi  
 Goregaon (East), Taluka - Borivali, District - Mumbai  
 Suburban, Malad (East), PIN Code - 400 097, 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 13-01-2025 10:43:45  
 Authorized Signatory

This is a Computer Generated Invoice





**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/01/2025/013581/2310025

13/5-144-PSRJ

Date: 13.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1104, 11<sup>th</sup> Floor, "Om Heights", Haji Bapu Road, Village - Pahadi Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Malad (East), PIN Code - 400 097, State - Maharashtra, India belongs to **Mr. Atul P. Panchal & Mrs. Varsha Atul Panchal**.

Boundaries	:	Building	Flat
North	:	Dahyabhai Patel Road	Flat No. 1103
South	:	Internal Road	Lift / Flat No. 1105
East	:	Haji Bapu Road	Marginal Space
West	:	Chandra Darshan Aaradhya Building / Railway Tracks	Flat No. 1101

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 **₹ 1,12,89,000.00 (Rupees One Crore Twelve Lakh Eighty Nine Thousand 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: 2025.01.13 15:18:19 +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**

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Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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