

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
	PG-4127/24-25	14-Jan-25
Buyer (Bill to) <b>Canara Bank-Retail Asset Hub Thane-2 Branch</b> Dosti Pinnacle, 1st Floor, Plot No 101, Road No 22, Near New Passport Office , Wagle Industrial Estate, Thane West 400604 GSTIN/UIN : 27AAACC6106G4ZY State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	PG-4127/24-25 dt. 14-Jan-25	UDAYCHANDRA /8073626931
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>13584/2310038</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>3,000.00</b>
	<b>CGST</b>		<b>270.00</b>
	<b>SGST</b>		<b>270.00</b>
Total			<b>₹ 3,540.00</b>

Amount Chargeable (in words) **Indian Rupee Three Thousand Five Hundred Forty Only** E. & O.E

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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

Remarks:  
 13584/2310038 Mr. Hemant Gautam Dudhale & Mrs. Vaishnavi Hemant Dudhale - Residential Flat No. 603, 6th Floor, "Sai Darshan", Village - Chikhholi, Ambarnath Badlapur Road, Chikhholi Pada, Ambarnath (East), Thane - 421506, 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 14-01-2025 16:11:11  
 Authorized Signatory





**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.

Valuation Report / Canara Bank / RAH Thane-2 Branch / Mr. Hemant Gautam Dudhale (013584/2310038) Page 2 of 28

Vastu/Thane/01/2025/013584/2310038

14/02-157-PSSK

Date: 14.01.2025

### VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 603, 6<sup>th</sup> Floor, "Sai Darshan", Village - Chikholi, Ambernath Badlapur Road, Chikhli Pada, Ambernath (East), Thane - 421506, Maharashtra, India belongs to **Mr. Hemant Gautam Dudhale & Mrs. Vaishnavi Hemant Dudhale.**

Boundaries of the property.

North : Open Plot  
South : Open Plot  
East : Internal Road  
West : Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 33,46,000.00 (Rupees Thirty-Three Lakh Forty-Six Thousand Only). As per Site Inspection 59% Construction Work is Completed.**

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 valuation 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 16:04:36 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) IBBI/RV/07/2018/10366

Encl: Valuation report.

Canara Bank Empanelment No.: ASSR: FA/ EMP/MUM-FAV-0083/2024-25

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 82978 / 90216 05621

**Our Pan India Presence at :**

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**Regd. Office**

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