


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-4187/24-25	Dated 17-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) Cosmos Bank -Lower Parel Manic Soc Sunmill Compound Lane, S J Marg, Lower Parel Mumbai 400013 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Reference No. & Date. PG-4187/24-25 dt. 17-Jan-25	Other References NIRAJ SHIRAPURI/9158003636
	Buyer's Order No.	Dated
	Dispatch Doc No. 13631/2310097	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	10,200.00
	CGST		918.00
	SGST		918.00
Total			₹ 12,036.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Twelve Thousand Thirty Six Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,200.00	9%	918.00	9%	918.00	1,836.00
Total			918.00		918.00	1,836.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Thirty Six Only**

Remarks:
 13631/2310097 Shri. Hukumchand Babulaji Gandhi (Jain), Proprietor of M/s. Jay Ratan Developers - Residential Land & Under Construction Building on Plot No. 24, Sector - 21, Village - Ghansoli, Taluka & District - Thane, Navi Mumbai - 400701, 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 17-01-2025 10:12:04
 Authorized Signatory


Valuation of Residential Plot


Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: CB / Lower Parel Branch / Shri. Hukumchand Babulalji Gandhi (Jain) (13631/2310097) Page 2 of 15

Vastu/Mumbai/01/2025/13631/2310097

17/12-216-SKVSBS

Date: 17.01.2025

VALUATION OPINION REPORT

The property bearing **Residential Land & Under Construction Building** on Plot No. 24, Sector – 21, Village – Ghansoli, Taluka & District – Thane, Navi Mumbai – 400701, Maharashtra, India belongs to **Shri. Hukumchand Babulalji Gandhi (Jain), Proprietor of M/s. Jay Ratan Developers.**

Boundaries of the property.

North : Plot No. 25
South : Plot No. 23
East : Plot No. 19/1
West : 11 Mtr. Wide Road

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 valued for banking purpose as below –

Particulars	Full Value (₹) (After Building Completion)	Proportionate Value (₹) (As per work completion 10% as on date)
Land Value	1,19,86,800.00	1,19,86,800.00
Structure Value	40,58,297.00	4,05,830.00
Total Fair Market Value	1,60,45,097.00	1,23,92,630.00
Realizable Value	1,44,40,587.00	1,11,53,367.00
Distress Value	1,28,36,078.00	99,14,104.00

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: 2025.01.17 18:17:43 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763



Our Pan India Presence at :

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Regd. Office

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