PROFORMA INVOICE



Buyer (Bill to)

GSTIN/UIN

State Name

Cosmos Bank -Lower Parel Manic Soc Sunmill Compound Lane.

S J Marg, Lower Parel Mumbai 400013

Vastukala Consultants (I) Pvt. Ltd. B1-001.U/B FLOOR

: 27AAIFM1544M1Z0

: Maharashtra, Code: 27

BOOMERANG. CHANDIVALI FARM ROAD. ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27

E-Mail: accounts@vastukala.co.in

17-Jan-25

Delivery Note Date

Dated

Delivery Note Mode/Terms of Payment AGAINST REPORT

Reference No. & Date Other References

PG-4187/24-25 dt. 17-Jan-25 NIRAJ SHIRAPURI/9158003636 Buyer's Order No. Dated

Dispatch Doc No. 13631/2310097

Invoice No.

PG-4187/24-25

Dispatched through Destination

Terms of Delivery

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

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twelve Thousand Thirty Six Only

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

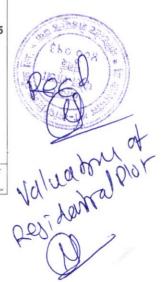
Branch & IFS Code: THANE CHARAI & ICIC0003405



UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt. Ltd.

This is a Computer Generated Invoice





www.vastukala.co.in

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

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company

Date: 17.01.2025

CIN: U74120MH2010PTC207869

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 South Plot No. 25

Plot No. 23

East West

Plot No. 19/1 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.

Manoi Chalikwar Director

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., email=manoi@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:

Nanded

∇ Thane

Ahmedabad Delhi NCR

Mumbai

Nashik Aurangabad Pune

Rajkot

Raipur

Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

***** +91 2247495919

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