


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.	Dated
	PG-4172/24-25	16-Jan-25
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	PG-4172/24-25 dt. 16-Jan-25	PADMA MAGDUM/13666
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	13666/2310082	
	Dispatched through	Destination
	Terms of Delivery	

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

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

Indian Rupee Three Thousand Five Hundred Forty Only

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
Total	3,000.00		270.00		270.00	540.00

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

Remarks:
 13666/2310082 Mrs. Meenakshi Mahesh Dabhane & Mr. Mahesh Madhukar Dabhane - Residential Flat No. 603, 6th Floor, Wing - A, "Panchpakhadi Shree Co-Op. Hsg. Soc. Ltd", MHADA Colony, Veer Savarkar Nagar, Plot No. PPK-24, RSC - 9, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India.

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

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

for Vastukala Consultants (I) Pvt. Ltd.
ASMITA JAYSING RATHOD
 Digitally signed on 16-01-2025 16:28:02
 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.

Page 2 of 25

Vastu/Thane/01/2025/013666/2310082

16/15-201-PSSK

Date: 16.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, Wing - A, "**Panchpakhadi Shree Co-Op. Hsg. Soc. Ltd**", MHADA Colony, Veer Savarkar Nagar, Plot No. PPK-24, RSC - 9 , Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India belongs to **Mrs. Meenakshi Mahesh Dabhane & Mr. Mahesh Madhukar Dabhane**.

Boundaries of the property

North : MSEB Office
South : Panchamrut CHSL
East : Internal Road
West : Road No. 22

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 **₹ 92,26,875.00 (Rupees Ninety Two Lakh Twenty Six Thousand Eight Hundred Seventy Five 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: 2025.01.16 16:26:21 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

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
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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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