

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-4345/24-25	Dated 27-Jan-25	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Buyer (Bill to) BANK OF INDIA - KALYAN WEST 2,3,4,5 Manovi Clty Centre R P Road, Shivaji Chawk Kalyan (P) GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Reference No. & Date. PG-4345/24-25 dt. 27-Jan-25	Other References 8853913545/ VINAY KUMAR	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 13887/2310261	Delivery Note Date	
	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:
 13887/2310261 Mr. Bharat Devraj Mali & Mrs. Meena Bharat Mali - Residential Flat No. 503, 5th Floor, "Senwin Residency", Near Veer Savarkar Vidyalaya, Shivaji Nagar, Waldhuni, Kalyan - Ulhasnagar Road, Village - Kalyan, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, 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 27-01-2025 15:46:33
 Authorized Signatory

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5th Floor, "**Senwin Residency**", Near Veer Savarkar Vidyalaya, Shivaji Nagar, Waldhuni, Kalyan - Ulhasnagar Road, Village - Kalyan, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India belongs to **Mr. Bharat Devraj Mali & Mrs. Meena Bharat Mali**.

Boundaries of the property

North : Satyabhama Apartment
South : Veer Savarkar Vidyalaya
East : Internal Road
West : Yash CHSL

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 **₹ 43,33,200.00 (Rupees Forty Three Lakh Thirty Three Thousand Two Hundred 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: 2025.01.27 16:35:28 +05'30'

Manoj

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report