

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-4438/24-25	1-Feb-25
Buyer (Bill to) Cosmos Bank-Ghodbandar Road Branch Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	ADVANCE191/24-25 dt. 1-Feb-25	SUMEDHA/9967730169
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	14023/2310359	
Dispatched through	Destination	
Terms of Delivery		

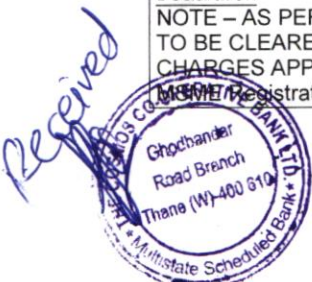
SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	4,000.00
	CGST		360.00
	SGST		360.00
Total			₹ 4,720.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks: 14023/2310359 SK. Hapijul Rehman Abdul Wahab Residential Flat No. 401, 4th Floor, Building No A2, Charms Residency, Village - Kolshet, Taluka - Thane, District - Thane, 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
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This is a Computer Generated Invoice

for Vastukala Consultants (I) Pvt. Ltd.
ASMITA JAYSING RATHOD
 Digitally signed on 01-Feb-2025 16:43:17
 Authorized Signatory



VASTUKALA
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www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/02/2025/014023/2310359

01/9-9-PSRJ

Date: 01.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, 4th Floor, Building No A2, "Charms Residency", Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. SK. Hapijul Rahaman Abdul Wahab.**

Boundaries of the property

North : Internal Road
South : Swastik Enclave CHSL
East : Open Plot
West : Brahmand Nayak Society

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 **₹ 68,74,870.00 (Rupees Sixty Eight Lakhs Seventy Four Thousands Eight Hundred And Seventy 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: 2025.02.01 17:13:54 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

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
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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