

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA RACPC KALYAN Main Branch 1st Floor Near LIC Office M Urdad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-5853/22-23 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30385 / 46202 Dispatched through Terms of Delivery	Dated 21-Mar-23 Mode/Terms of Payment Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i> CGST SGST	997224	18 %	2,500.00 225.00 225.00
Total				₹ 2,950.00

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

"Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri - Residential Flat No. 101, 1st Floor, Wing - B, ""Balaji Aangan "Sundaram" Co-op. Hsg. Soc. Ltd. "", Balaji Angan Complex, 90 Feet New Thakurli Road, Kanchan Gaon, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - 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

Rathore
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report Prepared For: SBI / RACPC Kalyan / Shri. Mangesh Shivram Dhuri (30385 / 46202)

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Vastu/Mumbai/03/2023/30385/46202
21/02-396-GAPA
Date: 21.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, Wing – B, "Balaji Aangan "Sundaram" Co-op. Hsg. Soc. Ltd. ", Balaji Aangan Complex, 90 Feet New Thakurli Road, Kanchan Gaon, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 201, State - Maharashtra, Country – India belongs to **Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri.**

Boundaries of the property.

North	:	Satyam building
South	:	Internal Road
East	:	Shivam Building
West	:	90 Feet 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 for this particular purpose at **₹ 52,92,960.00 (Rupees Fifty Two Lakh Ninety Two Thousand Nine Hundred Sixty 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ACMIRL,
2.5.4.20=9922b0c4fa35dc03e0e37e26805913490f3d33481333
113279b17a18b0492, postalCode=400099, st=Maharashtra,
serialNumber=41a56a566ab8c89d6b2a55affcc3cfeb31f31bd2e3
94e28f2e29a327b6225f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.23 12:37:35 +0530

Auth. Sign.



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Our Pan India Presence at :

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|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
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