

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 | Invoice No. PG-5993/22-23 | Dated 24-Mar-23 | |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT | |
| Buyer (Bill to) UNION BANK OF INDIA Mulund West P K Road Branch 185R-Alhad, P K Road Mulund West Mumbai 400080 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27 | Reference No. & Date. | Other References | |
| | Buyer's Order No. | Dated | |
| | Dispatch Doc No. 25708 / 46344 | Delivery Note Date | |
| | Dispatched through | Destination | |
| | Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 3,500.00 |
| | CGST | | | 315.00 |
| | SGST | | | 315.00 |
| Total | | | | ₹ 4,130.00 |

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

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|---------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 3,500.00 | 9% | 315.00 | 9% | 315.00 | 630.00 |
| Total | | | 315.00 | | 315.00 | 630.00 |

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

Remarks:
 Mr. Ranjit R. Sawant - Industrial Gala No. 22, Ground Floor, B Wing, "Anandraj Service Industrial Estate", Anandraj Industrial Premises Co-op. Soc. Ltd., Sonapur Lane, Off. L. B. S. Marg, Behind Asian Paints, Bhandup (West), Mumbai - 400078, 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**

Arinal
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org





VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 22, Ground Floor, B Wing, "Anandraj Service Industrial Estate", Anandraj Industrial Premises Co-op. Soc. Ltd., Sonapur Lane, Off. L. B. S. Marg, Behind Asian Paints, Bhandup (West), Mumbai – 400078, State - Maharashtra, Country – India belongs to **Mr. Ranjit R. Sawant.**

Boundaries of the property.

North : Satra Business Park
South : Sonapur Lane
East : Khalsa Industrial Estate
West : Sonapur Lane

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 this particular purpose at **₹ 1,09,05,867.00 (Rupees One Crore Nine Lakh Five Thousand Eight Hundred Sixty Seven 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

Think.Innovate.Create
For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=982226e4f4e35d33e2f29e3685913490c3e33e41333
3115279b17a1856652, postalCode=400069, st=Maharashtra,
serialNumber=11a56a566abac29f652a5a5e81c3dfe31e311bd2
e394e282e29e377b625af, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.25 08:49:49 +0530

Manoj

Auth. Sign.



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.

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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