

PROFORMA INVOICE

5004

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|---|-----------------------|---|
| 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. | Dated |
| | PG-5974/22-23 | 24-Mar-23 |
| | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | AGAINST REPORT Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| Buyer (Bill to) STATE BANK OF INDIA RACPC KALYAN Main Branch 1st Floor Near LIC Office M Urbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | 30507 / 46324 | Destination |
| | Dispatched through | |
| | Terms of Delivery | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 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:
 Mr. Vijay Ramesh Palkar & Mrs. Hemangi Vijay Palkar
 - Residential Flat No. 408, 4th Floor, "Laxmi Kiran",
 Khanda Road, Khanda, Village - Neral, Taluka -
 Karjat, District - Raigad, PIN Code - 410 101, 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

Authorised Signatory

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 408, 4th Floor, "Laxmi Kiran", Khanda Road, Khanda, Village – Neral, Taluka – Karjat, District - Raigad, PIN Code - 410 101, State - Maharashtra, Country – India belongs to **Mr. Vijay Ramesh Palkar & Mrs. Hemangi Vijay Palkar**.

Boundaries of the property.

North : A - Wing, Galaxy Apartment
South : Chawl
East : Open Plot / Railway Tracks
West : Internal 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 **₹ 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)**. As per Site Inspection 96% Construction Work is Completed.

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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=MANOJ@vastukala.com, c=IN

Avinash
Auth. Sign.



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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