

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. | Dated |
| | PG-29/23-24 | 7-Apr-23 |
| | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | AGAINST REPORT |
| | Buyer's Order No. | Other References |
| | Buyer (Bill to) | Dated |
| STATE BANK OF INDIA Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Dispatch Doc No. | Delivery Note Date |
| | 30821 / 2300032 | |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|---|---------|----------|-------------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 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:
 "Dr. (Mrs.) Aparna Vishwanath Mulay - Residential Flat No. 34, 3rd Floor, Building No. 9, ""Oswal's Sparsh Co -Op. Hsg. Soc. Ltd."" , Oswal Park, Pokhran Road No. 2, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, Country - India"

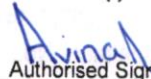
Company's PAN : **AADCV4303R**

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 : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**

 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/ Naupada Branch Thane / Dr. (Mrs.) Aparna Vishwanath Mulay (30821/2300032) Page 2 of 25

Vastu/Thane/04/2023/30821/2300032
07/11-32-PSV
Date: 07.04.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 34, 3rd Floor, Building No. 9, "**Oswal's Sparsh Co-Op. Hsg. Soc. Ltd.**", Oswal Park, Pokhran Road No. 2, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State - Maharashtra, Country – India belongs to **Dr. (Mrs.) Aparna Vishwanath Mulay**.

Boundaries of the property.

North : Oswal Park Building
South : Open Plot
East : Open Plot
West : Building No. 8, Oswal Park

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 **₹ 90,00,550.00 (Rupees Ninety Lakh Five Hundred Fifty 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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.04.08 09:14:27 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.



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Our Pan India Presence at :

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• Thane • Nanded • Indore • Raipur
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