

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-32/23-24	8-Apr-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT Other References
Buyer (Bill to) STATE BANK OF INDIA Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	30825 / 2300035	Destination
	Dispatched through	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:

"Name of Proposed Purchaser: Mrs. Shilpa Sudesh Utekar & Mr. Sudesh Ganesh Utekar Name of Owner: Mr. Vijay Krishna Khilari - Residential Flat No. 703, 7th Floor, Wing - A, Building No. 4, "Dosti Joy", Dosti Joy Dosti Desire Co-op. Hsg. Soc. Ltd., Brahmand Road, Off. Ghodbunder Road, Village Kolshet, Thane (West) - 400 607, 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**

Avinash
Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





Valuation Report Prepared For: SBI / Naupada Branch Thane / Mrs. Shilpa Sudesh Utekar (30825/2300035)

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Vastu/Thane/04/2023/30825/2300035
08/03-35-SBVS
Date: 08.04.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 703, 7th Floor, Wing – A, Building No. 4, "Dosti Joy", Dosti Joy Dosti Desire Co-op. Hsg. Soc. Ltd., Brahmmand Road, Off. Ghodbunder Road, Village Kolshet, Thane (West) – 400 607, State – Maharashtra, Country – India belongs to **Mr. Vijay Krishna Khilari**. Name of **Proposed Purchaser** is **Mrs. Shilpa Sudesh Utekar & Mr. Sudesh Ganesh Utekar**.

Boundaries of the property.

North : Internal Road
South : Club House
East : Raj Ratna Park Building
West : Wing – B

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 **₹ 48,82,500.00 (Rupees Forty Eight Lakh Eighty Two Thousand Five Hundred 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,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.08 14:32:34 +05'30'

Animal

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.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
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Our Pan India Presence at :

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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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