

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-353/23-24	Dated 29-Apr-23
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD Koperkhairane Branch FAM CHSL Shop no 5A to 9A Ground Floor , Plot no 19 & 19 A Sector kperkhairane Navi Mumbai GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31123 / 2300358	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 %	2,000.00
	CGST			180.00
	SGST			180.00
	TRAVELLING & OUT OF POCKET EXP.			200.00
Total				₹ 2,560.00

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

Indian Rupee Two Thousand Five Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total			180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:

belongs to Mr. Prakash Namdeo Katekar & Mrs. Sonali Prakash Katekar. - shop Cum Residential Apartment No. SS - II / 220 (S + R), SS - II Type, "Shivneri Vaibhav Owners Association", Plot No. 03, Sector - 16, Koperkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, 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
 Authorised Signatory

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VALUATION OPINION REPORT

This is to certify that the property bearing Shop Cum Residential Apartment No. SS – II / 220 (S + R), SS – II Type, “Shivneri Vaibhav Owners Association”, Plot No. 03, Sector - 16, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India belongs to **Mr. Prakash Namdeo Katekar & Mrs. Sonali Prakash Katekar.**

Boundaries	:	Building
North	:	Road
South	:	Room No. 324
East	:	Room No. 180
West	:	Room No. 121

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 **₹ 42,50,975.00 (Rupees Forty Two Lakh Fifty Thousand Ninety Hundred Seventy Five 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

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: 2023.04.29 12:54:41 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org



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-397/23-24	3-May-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD Koperkhairane Branch FAM CHSL Shop no 5A to 9A Ground Floor , Plot no 19 & 19 A Sector kperkhairane Navi Mumbai GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27 <i>Pincode - 400709</i> <i>Sector 11</i>	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	31197 / 2300402	
	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 %	2,000.00
	TRAVELLING & OUT OF POCKET EXP.			180.00 180.00 200.00
	Total			₹ 2,560.00

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

Indian Rupee Two Thousand Five Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:
 Mr. Krishant Antu Bamane - Residential Apartment No. SS-III / 433, Ground Floor, "Adarsh Owner's Association", Plot No. 5, Sector - 8, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

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for Vastukala Consultants (I) Pvt Ltd
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 Authorised Signatory

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. SS-III / 433, Ground Floor, "Adarsh Owner's Association", Plot No. 5, Sector - 8, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State - Maharashtra, Country - India belongs to **Mr. Krishant Antu Bamane**.

Boundaries	:	Building
North	:	Room No. 432
South	:	Room No. 434
East	:	Open Plot
West	:	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 **₹ 41,69,011.00 (Rupees Forty One Lakh Sixty Nine Thousand Eleven 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=M, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=f822b0c4fad35d03e0cf9e2685919490c7d330413331
15279b17a18b5632, postalCode=400069, st=Maharashtra,
serialNumber=L364566466c29f962a35a8f0ac3de31011bd2e99
4e282ac7ba2779d359fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.03 17:32:41 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21
Encl: Valuation report.



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Our Pan India Presence at :

- Mumbai
- Thane
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- Ahmedabad
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- Raipur
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