

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-443/23-24	Dated 6-May-23
Buyer (Bill to) STATE BANK OF INDIA - THANE RACPC RACPC THANE BRANCH Retail Assets Centralized, Processing Centre, Dosti Pinnacle , Plot No E7, Near New Passport Office, Gate No-3, Road No 22, Panchpakhadi Village Wagle Indl Estate, Thane- 400604 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPOORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31246 / 2300450	Delivery Note Date
	Dispatched through	Destination
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:
 Virendra Anand Kambli - Residential Flat No. 803, 8th Floor, "Alag Aranya", Building No. 80, Village - Ghatkopar, Naidu Colony, Pant Nagar, Ghatkopar (East), Mumbai, PIN Code - 400 075, 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

This is a Computer Generated Invoice



Valuation Report Prepared For: SBI/ RACPC Thane Branch/ Virendra Anand Kambli (31246/2300450) Page 2 of 24

Vastu/Thane/05/2023/31246/2300450
06/02-71-PSV
Date: 06.05.2023

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 803, 8th Floor, "Alag Aranya", Building No. 80, Village - Ghatkopar, Naidu Colony, Pant Nagar, Ghatkopar (East), Mumbai, PIN Code – 400 075, State - Maharashtra, Country - India belongs to **Virendra Anand Kambli**.

Boundaries of the property.

North : Under Construction Building
South : Subhash Chandra Bose Garden
East : Under Construction Building
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 **₹ 1,43,98,000.00 (Rupees One Crore Forty Three Lakh Ninety Eight Thousand Only)**. As per Site Inspection 61% 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.30=80223b0c4f0d355d030c0f9020660915490c3d33d41
333115278617a18b5652, postalCode=400060,
st=Maharashtra,
serialNumber=41255a56abdc0906b2a55a6fc3c6b3171b
d2019a0280e29a3276258f, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.05.06 12:28:25 +05'30'

Arinal
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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