

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-1175/23-24</b>	<b>20-Jun-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to)	Buyer's Order No.	Dated
<b>STATE BANK OF INDIA</b> Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	<b>31926 / 2301177</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,500.00</b>
				<b>225.00</b>
				<b>225.00</b>
	Total			<b>₹ 2,950.00</b>

*Prisudela*  
21/06/2023



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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

**Remarks:**  
 "Ms. Priyanka Beldar. - Residential Flat No. 304, 3rd Floor, Building No C5, "Raunak City", Near Don Bosco School, Near Comida Restaurant, Adharwadi, Sector 3, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), 421301, State - Maharashtra, 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



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

An ISO 9001:2015 Certified Company

www.vastukala.org





## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3<sup>rd</sup> Floor, Building No C5, "Raunak City", Near Don Bosco School, Near Comida Restaurant, Adharwadi, Sector 3, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), 421301, State - Maharashtra, India belongs to **Ms. Priyanka Beldar**.

### Boundaries of the property

North	: Open Plot
South	: Internal Road
East	: Building No. C6
West	: Building No. C4

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 37,60,525.00 (Rupees Thirty Seven Lakh Sixty Thousand Five Hundred Twenty 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.20=9622b6c4f6d356c03e0c99e0a060913490c5d33d413311  
5279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=415569664b6c296963a5a6c2b2d31f31b2c238  
4e28f2e29a227b6253a; cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.20 15:23:44 +05'30'

*Arinal*  
Auth. Sign.



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 |

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