## PROFORMA INVOICE

Va	astukala Consultants (I) P∨t Ltd		Invoice No.		(	Dated		
	1-001,U/B FLOOR,			PG-1146/23-24			19-Jun-23	
	OOMERANG, CHANDIVALI FARM ROAD,			Deliver	Delivery Note		Mode/Terms of Payment	
	ANDHERI-EAST						AGAINST	REPORT
Sta	GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27			Reference No. & Date.		Date.	Other References	
	E-Mail : accounts@vastukala.org Buyer (Bill to)			Buyer's Order No.		). [[	Dated	
STATE BANK OF INDIA				Dispatch Doc No.			Delivery Note Date	
	RACPC KALYAN						Delivery Note Date	
	Main Branch 1st Floor Near LIC Office			31943 / 2301148 Dispatched through		the second se	Destination	
100 C	M Urbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO			Dispatched through		ign i	Destination	
Sta	ite Name : M	laharashtra, Code :	: 27	Terms	of Deliver	Y		
				1				
		(				LIONIONO	COT	Americat
SI No.		Particulars	5			HSN/SAC	GST Rate	Amount
1	VALUATIO	N FEE				997224	18 %	2,500.00
	(Technical Inspect	tion and Certification	Services)					
					CGST			225.00
1 1					SGST			225.00
						uiteir ei <del>e</del> ner felse /		
					Total			₹ 2.950.00
Am	ount Chargeable (in )	words)			Total			₹ 2,950.00 E. & O.E
	ount Chargeable (in v			ty Only	Total			
	lian Rupee Two	Thousand Nine H	and the second se		1	St	ate Tax	E. & O.E
		Thousand Nine H	lundred Fif		Total tral Tax Amoun		ate Tax Amoun	E. & O.E
Inc	lian Rupee Two HSN/S	Thousand Nine H	Taxable Value	Cen	itral Tax	Rate	Amoun 225	E. & O.E Total t Tax Amount .00 450.00
Inc	lian Rupee Two	Thousand Nine H	Taxable	Cen Rate 9%	itral Tax Amoun	Rate 00 9%	Amoun	E. & O.E Total t Tax Amount .00 450.00
99 <sup>-</sup>	lian Rupee Two HSN/S 7224	Thousand Nine H AC Total	Taxable Value 2,500.00 <b>2,500.00</b>	Cen Rate 9%	atral Tax Amoun 225. <b>225</b> .	Rate 00 9%	Amoun 225	E. & O.E Total t Tax Amount .00 450.00
99 <sup>-</sup>	lian Rupee Two HSN/S 7224	Thousand Nine H AC Total	Taxable Value 2,500.00 <b>2,500.00</b> our Hundre	Cen Rate 9%	Amoun 225. 225. 225.	Rate 00 9% 00	Amoun 225	E. & O.E Total t Tax Amount .00 450.00
99 <sup>-</sup>	lian Rupee Two HSN/S 7224	Thousand Nine H AC Total	Taxable Value 2,500.00 <b>2,500.00</b>	Cen Rate 9% d Fifty C	atral Tax Amoun 225. <b>225</b> .	Rate 00 9% 00	Amoun 225. <b>225</b> .	E. & O.E Total t Tax Amount .00 450.00
99 <sup>-</sup>	lian Rupee Two HSN/S 7224	Thousand Nine H AC Total	Taxable Value 2,500.00 <b>2,500.00</b> our Hundre	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00 .00 450.00
99 <sup>-</sup>	lian Rupee Two HSN/S 7224	Thousand Nine H AC Total	Taxable Value 2,500.00 <b>2,500.00</b> our Hundre	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00
99 Tax	Hian Rupee Two HSN/S 7224 (Amount (in words)	Thousand Nine H AC Total Indian Rupee Fo	Taxable Value 2,500.00 2,500.00 Dur Hundre	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00 .00 450.00
99 Tax	Marks: Shweta Chandrak	Thousand Nine H AC Total Indian Rupee Fo Thi	Taxable Value 2,500.00 2,500.00 Dur Hundre N K. Inn Chandrakant	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00 .00 450.00
999 Tax	Marks: S. Shweta Chandrak marks: S. Shweta Chandrak mayan Raul - Resid	Thousand Nine H AC Total Indian Rupee Fo Thi kant Raul s/d of Mr. C	Taxable Value 2,500.00 2,500.00 Dur Hundren NK.INI Chandrakant 23rd Floor,	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00 .00 450.00
999 Tax Re Ms Na	Marks: S. Shweta Chandrak irayan Raul - Resid ilding No. 20, "Sura	Thousand Nine H AC Total Indian Rupee Fo Thi kant Raul s/d of Mr. C ential Flat No. 2340, aksha Smart City Pha	Taxable Value 2,500.00 2,500.00 Dur Hundren NK.INI Chandrakant 23rd Floor, ase I'',	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00 .00 450.00
999 Tax Re Ms Na Bu Se Dis	Marks: S. Shweta Chandrak ilding No. 20, "Sura ictor – IV-B, Village strict – Palghar, PIN	Thousand Nine H AC Total Indian Rupee Fo Thi kant Raul s/d of Mr. C ential Flat No. 2340, aksha Smart City Pha - Rajavali, Taluka – N – 401 208, State –	Taxable Value 2,500.00 2,500.00 Dur Hundren NK.INI Chandrakant 23rd Floor, ase I'',	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00 .00 450.00
999 Tax Re Ms Na Bu Se Dis	Marks: S. Shweta Chandrak irayan Raul - Resid ilding No. 20, "Sura ctor – IV-B. Village	Thousand Nine H AC Total Indian Rupee Fo Thi kant Raul s/d of Mr. C ential Flat No. 2340, aksha Smart City Pha - Rajavali, Taluka – N – 401 208, State –	Taxable Value 2,500.00 2,500.00 Dur Hundren NK.INI Chandrakant 23rd Floor, ase I'',	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%           00         9%           00         9%           01         9%           02         9%           03         9%           04         9%           05         9%           06         9%           07         9%           08         9%           09         9%           100         10%           10%         10%	Amoun 225 225	E. & O.E Total t Tax Amount .00 450.00 .00 450.00
Re Ms Na Bu Se Dii Ma	Marks: S. Shweta Chandrak ilding No. 20, "Sura ictor – IV-B, Village strict – Palghar, PIN	Thousand Nine H AC Total Indian Rupee Fo Thi kant Raul s/d of Mr. C ential Flat No. 2340, aksha Smart City Pha - Rajavali, Taluka – N – 401 208, State –	Taxable Value 2,500.00 2,500.00 Dur Hundren NK.INI Chandrakant 23rd Floor, ase I'',	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	Amoun 225. 225. 225. Dnly ny's Bank ame	Rate           00         9%	Amoun 225 225 ANK LTD 000531 CHARAI	E. & O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 & ICIC0003405
Re Ms Na Bu Se Di Ma Co	Marks: Marks: S. Shweta Chandrak marks: S. Shweta Chandrak mayan Raul - Resid ilding No. 20, "Sura- victor – IV-B, Village strict – Palghar, PIN aharashtra, Country ompany's PAN palaration	Thousand Nine H AC Total Indian Rupee Fo Thi Indian Rupee Fo Thi Indian Rupee Fo Thi India Rupee Fo India - Rajavali, Taluka – V – 401 208, State – V – India : AADCV4303R	Taxable Value 2,500.00 2,500.00 our Hundre NK.INI Chandrakant 23rd Floor, ase I'', Vasai,	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	ntral Tax Amoun 225. 225. Dnly ny's Bank ame	Rate           00         9% <td>Amoun 225. 225. NK LTD 000531 CHARAI</td> <td>E. &amp; O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 &amp; ICIC0003405</td>	Amoun 225. 225. NK LTD 000531 CHARAI	E. & O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 & ICIC0003405
Res Na Bu Se Dis Ma Co De	Marks: Marks: Shweta Chandrak marks: Shweta Chandrak marks: Shweta Chandrak mayan Raul - Resid ilding No. 20, "Sura- strict – Palghar, PIN aharashtra, Country ompany's PAN claration DTE – AS PER MSI	Thousand Nine H AC Total Indian Rupee Fo Thi Indian Rupee Fo Thi Indian Rupee Fo Thi India Rupee Fo Thi India Smart City Pha - Rajavali, Taluka – N – 401 208, State – V – India : AADCV4303R ME RULES INVOICE	Taxable Value 2,500.00 2,500.00 our Hundre NK.INI Chandrakant 23rd Floor, ase I", Vasai,	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	ntral Tax Amoun 225. 225. Dnly ny's Bank ame	Rate           00         9% <td>Amoun 225. 225. NK LTD 000531 CHARAI</td> <td>E. &amp; O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 &amp; ICIC0003405</td>	Amoun 225. 225. NK LTD 000531 CHARAI	E. & O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 & ICIC0003405
Res Na Bu Se Dis Ma Co De No	Marks: Marks: Shweta Chandrak marks: Shweta Chandrak marks: Shweta Chandrak mayan Raul - Resid ilding No. 20, "Sura victor – IV-B, Village strict – Palghar, PIN aharashtra, Country ompany's PAN claration DTE – AS PER MSI	Thousand Nine H AC Total Indian Rupee Fo Thi Indian Rupee Fo Thi Indian Rupee Fo Thi India Rupee Fo India - Rajavali, Taluka – V – 401 208, State – V – India : AADCV4303R	Taxable Value 2,500.00 2,500.00 our Hundre NK.INI Chandrakant 23rd Floor, ase I", Vasai,	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	ntral Tax Amoun 225. 225. Dnly ny's Bank ame	Rate           00         9% <td>Amoun 225. 225. NK LTD 000531 CHARAI</td> <td>E. &amp; O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 &amp; ICIC0003405</td>	Amoun 225. 225. NK LTD 000531 CHARAI	E. & O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 & ICIC0003405
Res Na Bu Se Dis Ma Co De No	Marks: Marks: Shweta Chandrak marks: Shweta Chandrak marks: Shweta Chandrak mayan Raul - Resid ilding No. 20, "Sura victor – IV-B, Village strict – Palghar, PIN aharashtra, Country ompany's PAN claration DTE – AS PER MSI	Thousand Nine H AC Total Indian Rupee Fo Thi Indian Rupee Fo Thi Indian Rupee Fo Thi India Rupee Fo Thi India Smart City Pha - Rajavali, Taluka – N – 401 208, State – V – India AADCV4303R ME RULES INVOICE IN 45 DAYS OR INTE	Taxable Value 2,500.00 2,500.00 our Hundre NK.INI Chandrakant 23rd Floor, ase I", Vasai,	Cen Rate 9% d Fifty C Compar Bank Na A/c No.	ntral Tax Amoun 225. 225. Dnly ny's Bank ame	Rate           00         9% <td>Amoun 225. 225. NK LTD 000531 CHARAI</td> <td>E. &amp; O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 &amp; ICIC0003405</td>	Amoun 225. 225. NK LTD 000531 CHARAI	E. & O.E Total t Tax Amount .00 450.00 .00 450.00 .00 450.00 & ICIC0003405

This is a Computer Generated Invoice

Vastukala Consultants (I) Pvt. Ltd. An ISO 9001:2015 Certified Company www.vastukala.org



Ayali

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company



Valuation Report Prepared For: SBI/ RACPC Kalyan / Ms. Shweta Chandrakant Raul (31943/2301148)

Page 2 of 26

Think.Innovate.Create

Vastu/Thane/06/2023/31943/2301148 19/11-252-PSSH Date: 19.06.2023

## VALUATION OPINION REPORT

This is to certify that the Under-Construction property bearing Residential Flat No. 2340, 23<sup>rd</sup> Floor, Building No. 20, **"Suraksha Smart City Phase I"**, Sector – IV-B, Village - Rajavali, Taluka – Vasai, District – Palghar, PIN – 401 208, State – Maharashtra, Country – India belongs to **Ms. Shweta Chandrakant Raul s/d of Mr. Chandrakant Narayan Raul**.

Boundaries of the property.

North	: Nala
South	: Open Plot
East	: Internal Road
West	: Open Plot

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 ₹ 33,75,000.00 (Rupees Thirty Three Lakh Seventy Five Thousand Only). As per Site Inspection 13% 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

Auth. Sign.



Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 SBI Empanelment No.: SME/TCC/2021-22/86/3 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

- Montball
   Valrangabad
   Pune
   Rajkot

   Thane
   Nanded
   Indore
   Raipur

   Delhi NCR
   Nashik
   Ahmedabad
   Jaipur
- Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax: +91 22 28371325/24
- 🖂 mumbai@vastukala.org