

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC KALYAN Main Branch 1st Floor Near LIC Office M Urbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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>CGST</b>
				<b>225.00</b>
				<b>SGST</b>
				<b>225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>

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. Shweta Chandrakant Raul s/d of Mr. Chandrakant Narayan Raul - Residential Flat No. 2340, 23rd 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

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  
*Arinal*  
 Authorised Signatory

This is a Computer Generated Invoice



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

Page 2 of 26

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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India, email=manojbaburao@vastukala.com,  
2.5.4.20=9827b0c4fad3d6c33c0c39e20865913499c3d33d4133  
3115278b17a14b5052, postalCode=400069, st=Maharashtra,  
serialNumber=41125a36d6b0c8995b2a55a8f0e1c8b1f31ba27  
e394e28f2e29a127b62216c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.19 14:28:33 +05'30'

*Avinal*



**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.

**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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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**Regd. Office** : B1-001, U/B Floor, Boomerang,  
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