

**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-1179/23-24</b>	<b>20-Jun-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	<b>AGAINST REPORT</b> Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>31997 / 2301181</b>	Destination
	Dispatched through	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:**

Mr. Hrishikesh Arvind Tamhankar, Mrs. Arpita Hrishikesh Tamhankar & Mrs. Ashlesha Arvind Tamhankar - Residential Flat No. C2305, 23rd Floor, Tower C, "Ten X ERA Raymond Realty, Viviana Mall Road, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, 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**

**Arvind**  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org





Valuation Report Prepared For: SBI/ Naupada Branch Thane / Mr. Hrishikesh Arvind Tamhankar (31997/2301181)

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Vastu/Thane/06/2023/31997/2301181

20/14-283-PSVS

Date: 20.06.2023

## VALUATION OPINION REPORT

This is to certify that for under construction property bearing Residential Flat No. C2305, 23<sup>rd</sup> Floor, Tower C, "Ten X ERA Raymond Realty, Viviana Mall Road, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 606, State - Maharashtra, Country – India belongs to **Mr. Hrishikesh Arvind Tamhankar, Mrs. Arpita Hrishikesh Tamhankar & Mrs. Ashlesha Arvind Tamhankar.**

Boundaries of the property.

North : Internal Road / Lodha iThink  
South : Slum Area  
East : Viviana Mall  
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 ₹ **1,96,68,000.00 (Rupees One Crore Ninety Six Lakh Sixty Eight Thousand Only)**. As per site inspection excavation work was in progress.

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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.0=40223d6e46d15ac03e0e079a268f913490e7313413117  
15279b17a1885652, postalCode=400606, st=Maharashtra,  
serialNumber=1a26a566a8c0805a2a5a8f8ac3e8b1f931bd2e39  
e0282979a32762594c, c=INDIA, o=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.20 16:48:32 +05'30'

*Arvind*



Director

Auth. Sign.

**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.

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 : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
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