

# 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. <b>PG-1254/23-24</b>	Dated <b>24-Jun-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC KALYAN Main Branch 1st Floor Near LIC Office Murbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002097 / 2301256</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	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>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 "Mr. Nikhil Vijay Wagh & Mrs. Jayashri Nikhil Wagh - Residential Flat No. 901, 9th Floor, Building No 5, ""Regency Sarvam"" , Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda, Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India"

Company's Service Tax No. : **AADCV4303RSD001**  
 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**

*[Signature]*  
 Authorised Signatory

This is a Computer Generated Invoice



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

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An ISO 9001:2015 Certified Company

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 901, 9<sup>th</sup> Floor, Building No 5, "**Regency Sarvam**", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda, Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India belongs to **Mr. Nikhil Vijay Wagh & Mrs. Jayashri Nikhil Wagh**.

Boundaries of the property

North	: Regency Sarvam Road
South	: Internal Road
East	: Regency Sarvam, Building No. 6
West	: Regency Sarvam, Building No. 4

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 **₹ 57,85,790.00 (Rupees Fifty Seven Lakh Eighty Five Thousand Seven Hundred Ninety 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=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=address,  
2.5.4.20198220647a35603e3c179436868913400c7d338443333,  
115277617a1805652, postalCode=400066, st=Maharashtra,  
serialNumber=1a56a566868c8c8906a2a55a8f8c3c8e3101b2e43  
28a2f79a3e3278255c, c=INDIA, o=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.24 18:04:47 +05'30'

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 :**

- |             |              |             |          |
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| 📍 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  
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