

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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. PG-1271/23-24	Dated 26-Jun-23
Buyer (Bill to) STATE BANK OF INDIA Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 2120 / 2301274 Dispatched through Terms of Delivery	Mode/Terms of Payment Other References Dated Delivery Note Date Destination

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

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
Total	2,500.00		225.00		225.00	450.00

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

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

Remarks:

"Mr. Shantanu Arun Rajurkar & Mrs. Kalpana Shantanu Rajurkar - Residential Flat No. 604, 6th Floor, Wing - B, ""Leonardo B Co-Op. Hsg. Soc. Ltd."" , Hiranandani Estate, Patlipada, Ghodbunder Road, Village - Kolshet, Thane (West), Taluka & District - Thane, 400 607, 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

for Vastukala Consultants (I) Pvt Ltd

Nigam

Authorised Signatory

This is a Computer Generated Invoice

(Handwritten Signature)



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report Prepared For: SBI / Naupada Branch Thane/ Mr. Shantanu Arun Rajurkar (002120/2301274)

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Vastu/Thane/06/2023/2120/2301274
26/16-375-NISH
Date: 26.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6th Floor, Wing - B, "**Leonardo B Co-Op. Hsg. Soc. Ltd.**", Hiranandani Estate, Patlipada, Ghodbunder Road, Village - Kolshet, Thane (West), Taluka & District - Thane, 400 607, State - Maharashtra, Country - India belongs to **Mr. Shantanu Arun Rajurkar & Mrs. Kalpana Shantanu Rajurkar.**

Boundaries of the property	
North	: Shiv Sai Park
South	: Internal Road
East	: Open Plot
West	: Road

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 **₹ 91,41,135.00 (Rupees Ninety One Lakh Forty One Thousand One Hundred Thirty 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=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=TECHNICAL, email=manoj.baburao@vastukala.org, c=IN
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=TECHNICAL, email=manoj.baburao@vastukala.org, c=IN

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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| Mumbai | Aurangabad | Pune | Rajkot |
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