

**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-1258/23-24</b>	<b>26-Jun-23</b>
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	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>2123 / 2301260</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl 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>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. Madhavi Sanjay Desai & Mr. Akshay Madhukarrao  
 Kudkelwar - Residential Flat No. A/1903, 19th Floor, Wing  
 - A, "Truearth Views", Opp. Vikhroli Old Police Station,  
 Aatmaram Surve Marg, Kannamwar Nagar II, Village -  
 Haryali, Vikhroli (East), Taluka - Kurla, District - Mumbai  
 Suburban, PIN Code - 400 083, State - Maharashtra,  
 Country - 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**

*Jagore*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## VALUATION OPINION REPORT

This is to certify that for under construction property bearing Residential Flat No. A/1903, 19<sup>th</sup> Floor, Wing – A, "Truearth Views", Opp. Vikhroli Old Police Station, Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla, District – Mumbai Suburban, PIN Code – 400 083, State - Maharashtra, Country – India belongs to **Ms. Madhavi Sanjay Desai & Mr. Akshay Madhukarrao Kudkelwar.**

Boundaries of the property.

North : Internal Road  
South : Shivshruti CHSL  
East : Internal Road  
West : Aatmaram Surve Marg

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 **₹ 94,50,000.00 (Rupees Ninety Four Lakh Fifty Thousand Only)**. As per site inspection 68% of 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.**

**Vidhi  
Chalikwar**  
Director

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.26 12:47:18 +05'30'

Auth. Sign.



**Vidhi M. Chalikwar**  
Chartered Valuer (India)  
Membership No. CAT-I/F-1930  
SBI Empanelment No.: SME/TCC/2021-2/86A/3  
Encl: Valuation Report



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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### Our Pan India Presence at :

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 Thane  Nanded  Indore  Raipur  
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