

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-3078/23-24	Dated 26-Oct-23
Buyer (Bill to) BEERENSGAS (INDIA) PRIVATE LIMITED 3rd Floor, B2/305, Boomerang Building, Chandivali Farm Road, andheri east, Mumbai, Mumbai Suburban, Maharashtra, 400072 GSTIN/UIN : 27AAHCB6135B1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004549/004547	Delivery Note Date
	Dispatched through 2303181/2303189	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	14,000.00
	CGST			1,260.00
	SGST			1,260.00
	Total			16,520.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Sixteen Thousand Five Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	14,000.00	9%	1,260.00	9%	1,260.00	2,520.00
Total	14,000.00		1,260.00		1,260.00	2,520.00


Tax Amount (in words) : **Indian Rupee Two Thousand Five Hundred Twenty Only**

Remarks:
 Mr. Varun Gupta - Commercial Unit No. B2-305, & Mr. Varun Gupta & Mrs. Neetu Gupta - Amalgamated Residential Flat No. 803 & 804, 8th Floor, Wing – B, Building No. 6, "Lake Lucerne ABCD Co-op. Hsg. Soc. Ltd.", Lake Homes, off. Adi Shankaracharya Marg, Powai, Mumbai – 400 076, 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. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=asmita@vastukala.org, c=IN
 Date: 2023.10.26 17:28:04 +05'30'

Authorised Signatory

This is a Computer Generated Invoice

A/C
27/10/23



VALUATION OPINION REPORT

This is to certify that the property bearing Amalgamated Residential Flat No. 803 & 804, 8th Floor, Wing – B, Building No. 6, "Lake Lucerne ABCD Co-op. Hsg. Soc. Ltd.", Lake Homes, off. Adi Shankaracharya Marg, Powai, Mumbai – 400 076, State – Maharashtra, Country – India belongs to **Mr. Varun Gupta & Mrs. Neetu Gupta**.

Boundaries of the property.

North : Wing – C
South : Wing – A
East : Building Parking
West : Internal Road

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 and **Fair Market Value** for this particular purpose at **₹ 6,53,10,000.00 (Rupees Six Crore Fifty Three Lakh Ten Thousand 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.27 10:50:44 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



www.vastukala.org

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Joipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastu/Mumbai/10/2023/4549/2303181
25/12-378-SBSKU
Date: 25.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. B2-305, 3rd Floor, Wing – B2, "**Boomerang Co-op. Premises Society Limited**", Chandivali Farm Road, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mr. Varun Gupta**.

Boundaries of the property.

North : Chandivali Farm Road
South : Tax Centre
East : Oberoi Garden Estate
West : Narayan Plaza

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 and **Fair Market Value** for this particular purpose at **₹ 2,14,83,000.00 (Rupees Two Crore Fourteen Lakh Eighty Three Thousand 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.25 17:52:00 +05'30'

Auth. Sign.



Appl.
25/10/23



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,
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Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
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