PROFORMA INVOICE

/astukala Consultants (I) Pvt Ltd	Invo	Invoice No.			Dated		
1-001,U/B FLOOR,		PG-3490/23-24		25-Nov-23			
OOMERANG,CHANDIVALI FARM ROAD, NDHERI-EAST 400072	Deli	Delivery Note		Mode/Terms of Payment			rt
GSTIN/UIN: 27AADCV4303R1ZX state Name: Maharashtra, Code : 27 -Mail : accounts@vastukala.org	Ref	Reference No. & Date.		Other References			
uyer (Bill to)	Buy	er's Order No.		Dat	ted	-	
UNJAB NATIONAL BANK - APMC VASH	1						
APMC Vashi Branch		patch Doc No.		De	livery Not	e Date	
Central Facility Building No. 2, Sector -19, /ashi, Navi Mumbai - 400705		005157/2303645			5		
SSTIN/UIN : 27AAACP0165G3ZN	Disp	patched throug	h	De	stination		
State Name : Maharashtra, Code : 27	T	f Dalissan					
A STATE OF THE PARTY OF THE PAR	Ten	ms of Delivery					
	tard Hosw						
Particulars			HSN/	SAC	GST	Amount	
0.					Rate		
VALUATION FEE			99722	24	18 %	2,500	0.00
(Technical Inspection and Certification Service	ces)		967			_,000	
			-			225	
1. I I I I I I I I I I I I I I I I I I I		CGS				220	5.00
, same map and and and and and and		CGS SGS				225	
The second secon							
evil robus in entry Feur Lukis Five		sgs				225	5.00
evil Super- Lucky Four Lukis Five						225 ₹ 2,950	.00
mount Chargeable (in words)		SGS				225	.00
mount Chargeable (in words) ndian Rupee Two Thousand Nine Hundre		SGS				225 ₹ 2,950. E. &	.00 O.E
mount Chargeable (in words)	Taxable	Tota Central Tax	al		te Tax	225 ₹ 2,950 E. &	.00 O.E
mount Chargeable (in words) ndian Rupee Two Thousand Nine Hundre HSN/SAC	Taxable Value	Tota Central Tax Rate Amou	nt Ra	ate	Amount	225 ₹ 2,950 <i>E. &</i> Total Tax Amo	.00 O.E
mount Chargeable (in words) ndian Rupee Two Thousand Nine Hundre HSN/SAC	Value 2,500.00	Tota Central Tax Rate Amou 9% 22	nt Ra			225 ₹ 2,950 <i>E. &</i> Total Tax Amo 00 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 17224 Total	Taxable Value 2,500.00 2,500.00	Total Tax Rate Amou 9% 22:	nt Re	ate	Amount 225.0	225 ₹ 2,950 <i>E. &</i> Total Tax Amo 00 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 97224 Total	Taxable Value 2,500.00 2,500.00	Total Tax Rate Amou 9% 22:	nt Re	ate	Amount 225.0	225 ₹ 2,950 <i>E. &</i> Total Tax Amo 00 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 97224 Total ax Amount (in words) : Indian Rupee Four Hundre	Taxable Value 1 2,500.00 2,500.00 ndred Fifty (Total Central Tax Rate Amou 9% 229 220	nt Ra 5.00	ate	Amount 225.0	225 ₹ 2,950 <i>E. &</i> Total Tax Amo 00 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 97224 Total ax Amount (in words) : Indian Rupee Four Hundre	Taxable Value 2,500.00 2,500.00 ndred Fifty (Total Tax Rate Amou 9% 22:	nt Ra 5.00	9%	Amount 225.0 225.0	225 ₹ 2,950 <i>E. &</i> Total Tax Amo 00 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC Total ax Amount (in words): Indian Rupee Four Hundre Emarks:	Taxable Value 2,500.00 2,500.00 Com Bank A/c N	Central Tax Rate Amou 9% 229 220 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 97224 Total ax Amount (in words): Indian Rupee Four Hundre Remarks: Ins. Bhagyashree Avinash Gaikwad & Mr. Avinas	Taxable Value 2,500.00 2,500.00 ndred Fifty (Com Bank A/c N	Total Tax Rate Amou 9% 223 221 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) ndian Rupee Two Thousand Nine Hundre HSN/SAC 97224 Total ax Amount (in words): Indian Rupee Four Hundre Remarks: Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinas Dryaneshwar Gaikwad Residential Flat No. 303, Iloor, Building No. KH3/3, "Sanskruti Co-Op. Hs	Taxable Value 2,500.00 2,500.00 ndred Fifty Com Bank A/c N 3rd g, Soc.	Central Tax Rate Amou 9% 229 220 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinash Dryaneshwar Gaikwad Residential Flat No. 303, Floor, Building No. KH3/3, "Sanskruti Co-Op. Hs. Itd.", "Celebration - KH3" Housing Scheme, Sec	Taxable Value 2,500.00 2,500.00 ndred Fifty Com Bank A/c N 3rd g, Soc. ctor 16	Central Tax Rate Amou 9% 229 220 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinas Dryaneshwar Gaikwad Residential Flat No. 303, Floor, Building No. KH3/3, "Sanskruti Co-Op. Hs. Itd.", "Celebration - KH3" Housing Scheme, Sec. 17, Village - Kharghar, Taluka - Panvel, District -	Taxable Value 2,500.00 2,500.00 ndred Fifty Com Bank A/c N 3rd g, Soc. ctor 16	Central Tax Rate Amou 9% 229 220 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Indian Rupee Four Hundre Indian Rupee Four Hundre Remarks: Indian Rupee Four Hundre Remarks: Indian Rupee Four Hundre Remarks: Indian Rupee Four Hundre Indian Rupee Four Hundre Remarks: Indian Rupee Four Hundre India	Taxable Value 2,500.00 2,500.00 ndred Fifty Com Bank A/c N 3rd g, Soc. ctor 16	Central Tax Rate Amou 9% 229 220 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinash Dryaneshwar Gaikwad Residential Flat No. 303, Floor, Building No. KH3/3, "Sanskruti Co-Op. Hs. Itd.", "Celebration - KH3" Housing Scheme, Sector, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State Maharashtra, Country - India.	Taxable Value 2,500.00 2,500.00 ndred Fifty Com Bank A/c N 3rd g, Soc. ctor 16	Central Tax Rate Amou 9% 229 220 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Ins. Bhagyashree Avinash Gaikwad & Mr. Avinash Dhyaneshwar Gaikwad Residential Flat No. 303, Floor, Building No. KH3/3, "Sanskruti Co-Op. Hs. Itd.", "Celebration - KH3" Housing Scheme, Sect. 17, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State Maharashtra, Country - India. Company's PAN AADCV4303R	Taxable Value 2,500.00 2,500.00 ndred Fifty Com Bank A/c N 3rd g, Soc. ctor 16	Central Tax Rate Amou 9% 229 220 Only pany's Bank D	nt Ra 5.00 5.00 etails : ICICI E: 34050	9% BANK 5000	Amount 225.0 225.0 CLTD 531	225 ₹ 2,950 E. & Tota Tax Amo 00 450 450	.00 O.E
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinase Onyaneshwar Gaikwad Residential Flat No. 303, Floor, Building No. KH3/3, "Sanskruti Co-Op. Hs. Itd.", "Celebration - KH3" Housing Scheme, Sector, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State Maharashtra, Country - India. Company's PAN Declaration	Taxable Value 2,500.00 2,500.00 Community Comm	Central Tax Rate Amou 9% 225 225 Only pany's Bank D Name No. ch & IFS Code	nt Ra 5.00 5.00 Etails : ICICI E: 34050	9% BANK 5000 E CH	Amount 225.0 225.0 LTD 531 ARAI & I	₹ 2,950. E. & Tota Tax Amo 00 450 00 450	.00 O.E I ount 0.00 0.00
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinase Onyaneshwar Gaikwad Residential Flat No. 303, Floor, Building No. KH3/3, "Sanskruti Co-Op. Hs. Itd.", "Celebration - KH3" Housing Scheme, Sector, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State Maharashtra, Country - India. Company's PAN Declaration ROTE - AS PER MSME RULES INVOICE NEED	Taxable Value 2,500.00 2,500.00 Community Comm	Central Tax Rate Amou 9% 225 225 Only pany's Bank D Name No. ch & IFS Code	nt Ra 5.00 5.00 Etails : ICICI E: 34050	BANKATHAA	Amount 225.0 225.0 (LTD 531 ARAI & I	₹ 2,950. E. & Tota Tax Amo 00 450 00 450 CIC000340	.00 O.E I ount 0.00 0.00
mount Chargeable (in words) Indian Rupee Two Thousand Nine Hundre HSN/SAC 197224 Total Tax Amount (in words): Indian Rupee Four Hundre Remarks: Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinase Onyaneshwar Gaikwad Residential Flat No. 303, Floor, Building No. KH3/3, "Sanskruti Co-Op. Hs. Itd.", "Celebration - KH3" Housing Scheme, Sector, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State Maharashtra, Country - India. Company's PAN Declaration	Taxable Value 2,500.00 2,500.00 Community Comm	Central Tax Rate Amou 9% 225 225 Only pany's Bank D Name No. ch & IFS Code	nt Ra 5.00 5.00 Etails : ICICI E: 34050	BANKATHAA	Amount 225.0 225.0 LTD 531 ARAI & I	₹ 2,950. E. & Tota Tax Amo 00 450 00 450 CIC000340	.00 O.E I ount 0.00 0.00

This is a Computer Generated Invoice





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: PNB / APMC Vashi Branch/ Mrs. Bhagyashree Avinash Gaikwad (005157/2303645)

Page 2 of 22

Vastu/Thane/11/2023/005157/2303645 25/4-341-PRRJ Date: 25.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, Building No. KH3/3, "Sanskruti Co-Op. Hsg. Soc. Ltd.", "Celebration - KH3" Housing Scheme, Sector 16-17, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai , PIN Code - 410 210, State - Maharashtra, Country - India belongs to Mrs. Bhagyashree Avinash Gaikwad & Mr. Avinash Dnyaneshwar Gaikwad .

Boundaries of the property

North Nala

South Building No. KH-2

East Building No. KH-2

West Internal 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 ₹ 74,00,520.00 (Rupees Seventy Four Lakh Five Hundred Twenty 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.

Sharadkumar Chalikwar Director

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastuka Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2023.11.25 12:43:13 +05'30'

Auth. Sign



Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

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 :

Thane Nanded

Rajkot Raipur

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

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

www.vastukala.org

Mumbai 💡 Aurangabad Pune

P Delhi NCR P Nashik

Ahmedabad 🖓 Jaipur