

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-4256/23-24	Dated 12-Jan-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) ESKAY SILK INDUSTRIES PVT LTD GROUND FLOOR, 82, 331A, UIA BUILDING, BADAMWADI, KALBADEVI ROAD, Mumbai, Maharashtra, 400002 GSTIN/UIN : 27AAACE1293J1ZM State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 005289/2304496	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	


SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	10,000.00
	CGST			900.00
	SGST			900.00
Total				11,800.00

Amount Chargeable (in words) **11,800.00**
E. & O E
Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		900.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks: 005289/2304496 Mr. Ashok Agarwal. - Commercial Unit No. J/3, 3rd Floor, Wing - J, "Tex Centre Premises Co Op. Hsg. Soc. Ltd.", CTS No. 14A, Chandivali Farm Road, Off. Saki Vihar Road, Village - Saki, Andheri (East), Mumbai, Taluka - Kurla , District - Mumbai Suburban , PIN - 400 072, State - Maharashtra, India Company's PAN : AADCV4303R	Company's Bank Details Bank Name : UNION BANK OF INDIA A/c No. : 635301010050194 Branch & IFS Code: Bandra East & UBIN0563536
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 UPI Virtual ID : Vastukala@icici

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 ASMITA JAYSING RATHOD <small>Digitally signed on 12-01-2024 12:44:19</small> Authorised Signatory
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This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. J/3, 3rd Floor, Wing - J, "Tex Centre Premises Co-Op. Hsg. Soc. Ltd.", CTS No. 14A, Chandivali Farm Road, Off. Saki Vihar Road, Village - Saki, Andheri (East), Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, India belongs to **Mr. Ashok Agarwal.**

Boundaries of the property

North	: Wing - K
South	: Internal Road & Lotus Plaza
East	: Internal Road
West	: Wing - I

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 1,80,73,020.00 (Rupees One Crore Eighty Lakh Seventy Three Thousand 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 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: 2024.01.12 17:41:03 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO(S):ADV:VAL:012:2018-19

Encl.: Valuation report



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