

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.	Dated
	PG-4093/23-24	2-Jan-24
Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 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
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Certification Services)	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****Remarks:**

006064/2304312 Mr. Sameer Ravikant Sawant & Mrs. Jayashree Ravikant Sawant - Residential Flat No. A/303, 3rd Floor, Building No 3, "Rohini", Shankeshwar Krupa Building No. 3 Co-OP. Hsg. Soc. Ltd., Birla college Road, Village - Chikanghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, 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. : **340505000531**Branch & IFS Code: **THANE CHARAI & ICIC0003405**UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

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

ASMITA JAYSING RATHOD

Digitally signed on 02-01-2024 17:48:20

Authorised Signatory

This is a Computer Generated Invoice

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

An ISO 9001:2015 Certified Company

www.vastukala.org



Handwritten signature and date:
 04/01/2024

Structural Stability Report

Structural Observation Report of Residential Flat No. A/303, 3rd Floor, Building No 3, "Rohini", Shankeshwar Krupa Building No. 3 Co-OP. Hsg. Soc. Ltd., Birla college Road, Village - Chikanghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.

Name of Owner: **Mr. Sameer Ravikant Sawant & Mrs. Jayashree Ravikant Sawant.**

This is to certify that on visual inspection, it appears that the structure of the "Rohini", is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 42 years.

General Information:

A.	Introduction	
1	Name of Building	Rohini
2	Property Address	Residential Flat No. A/303, 3 rd Floor, Building No 3, "Rohini", Shankeshwar Krupa Building No. 3 Co-Op. Hsg. Soc. Ltd., Birla college Road, Village - Chikanghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421301, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking provided	Open Car Parking
6	Type of Construction	R.C.C. Framed Structure
7	Type of Foundation	R.C.C. Footing
8	Thickness of the External Walls	9" thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	2005 (As per Part Occupancy certificate)
11	Present age of building	18 years
12	Residual age of the building	42 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats on 3 rd Floor
14	Methodology adopted	As per visual site inspection



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 :

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

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/Thane/01/2024/5907/2304352
05/07-54-PSVSV
Date: 05.01.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1802, 18th Floor, Building No. 8, "Runwal Garden Phase 1 Building No. 8", Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to **Manish Lalitkumar Mehta & Purvi Manish Mehta.**

Boundaries of the property.

North : Internal Road
South : Runwal Gardens, Tower-07
East : Runwal Kids play Area
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 valued for banking purpose for ₹ 1,05,21,200.00 (Rupees One Crore Five Lakh Twenty One Thousand Two Hundred 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.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.05 15:21:09 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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