

Thane.

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated	
	<b>PG-4934/23-24</b>	<b>29-Feb-24</b>	
	Delivery Note	Mode/Terms of Payment	
	Reference No. & Date.	Other References	
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC KALYAN Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No.	Delivery Note Date	
	<b>007215/2305233</b>	Dispatched through	Destination
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,500.00</b>
				<b>CGST</b>
				<b>SGST</b>
				<b>225.00</b>
				<b>225.00</b>
	Total			<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:

007215/2305233 Chandradev Prasad Singh & Vinita Chandradev Singh - Residential Flat No. 1502, 15th Floor, Building No 2, Sportsville, Near Joyville Project, Village - Maan, Taluka - Mulshi, District - Pune, PIN Code - 411 057, 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

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

**Pooja Dagare**

Authorised Signatory

This is a Computer Generated Invoice



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An ISO 9001:2015 Certified Company

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## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1502, 15<sup>th</sup> Floor, Building No 2, Sportsville, Near Joyville Project, Village - Maan, Taluka - Mulshi, District - Pune, PIN Code - 411 057, State - Maharashtra, India belongs to **Chandradev Prasad Singh & Vinita Chandradev Singh**.

### Boundaries of the property

North	: Internal Road / Shivraj Washing Center
South	: Open Plot
East	: Open Plot
West	: Pathak 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 **₹ 70,32,500.00 (Rupees Seventy Lakh Thirty Two Thousand Five Hundred Only) After completion of the property**. As per Site Inspection 36% 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 report.

Hence certified

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

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=marioj@vastukala.org, c=IN  
Date: 2024.02.29 15:28:42 +05'30'

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

SME/TCC/221/13

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 :

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

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