


PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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																																									
		PG-5454/23-24	28-Mar-24																																									
		Delivery Note	Mode/Terms of Payment																																									
			AGAINST REPORT																																									
Buyer (Bill to) UNION BANK OF INDIA-AIROLI Airoli Branch, Blacksmith Tower, Ground Floor, Plot No 14, Sector 6, Airoli, , Thane Navi Mumbai-400708 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27		Reference No. & Date.	Other References																																									
		Buyer's Order No.	Dated																																									
		Dispatch Doc No.	Delivery Note Date																																									
		007438/2305779																																										
		Dispatched through	Destination																																									
		Terms of Delivery																																										
<table border="1"> <thead> <tr> <th>SI No.</th> <th>Particulars</th> <th>HSN/SAC</th> <th>GST Rate</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>VALUATION FEE (Technical Inspection and Certification Services)</td> <td>997224</td> <td>18 %</td> <td>3,000.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>270.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>270.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>CGST</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>SGST</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Total</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>3,540.00</td> </tr> </tbody> </table>					SI No.	Particulars	HSN/SAC	GST Rate	Amount	1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	3,000.00					270.00					270.00					CGST					SGST					Total					3,540.00
SI No.	Particulars	HSN/SAC	GST Rate	Amount																																								
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	3,000.00																																								
				270.00																																								
				270.00																																								
				CGST																																								
				SGST																																								
				Total																																								
				3,540.00																																								
Amount Chargeable (in words)				E. & O.E																																								
Indian Rupee Three Thousand Five Hundred Forty Only																																												
HSN/SAC		Taxable Value	Central Tax	State Tax	Total Tax Amount																																							
			Rate	Amount	Rate	Amount																																						
997224		3,000.00	9%	270.00	9%	270.00																																						
Total		3,000.00		270.00		270.00																																						
						540.00																																						
Tax Amount (in words) : Indian Rupee Five Hundred Forty Only																																												
Remarks: 007438/2305779 Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra.- Royal Bungalow No. 27, "Green Park Co-Op. Hsg. Soc. Ltd." Lodha Heaven, Off. Kalyan Shil Phata, Kalyan – Shil Road, Village – Nilje, Dombivali (East) – 421 204, Taluka – Kalyan, Dist. Thane, 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. : 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 28-03-2024 15:20:21 Authorised Signatory																																										

This is a Computer Generated Invoice



Vastu/Mumbai/03/2024/7438/2305779
28/09-527-VSM
Date: 28.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Royal Bungalow No. 27, "Green Park Co-Op. Hsg. Soc. Ltd." Lodha Heaven, Off. Kalyan Shil Phata, Kalyan – Shil Road, Village – Nilje, Dombivali (East) – 421 204, Taluka – Kalyan, Dist. Thane, State - Maharashtra, Country – India belongs to **Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra.**

Boundaries of the property.

North : Residential Bungalow No. 28
South : Residential Bungalow No. 26
East : Internal Road
West : Other Plot

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 this particular purpose at **₹ 1,35,41,880.00 (Rupees One Crore Thirty Five Lakh Forty One Thousand Eight Hundred Eighty 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.28 15:32:44 +05'30'

Auth. Sign.



www.vastukala.org

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