



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.co.in	Invoice No.	Dated		
	PG-646/24-25	30-May-24		
Buyer (Bill to) Bank Of Baroda- old Jakatnaka bhiwandi branch old Jakatnaka Branch SHop No 1 & 2, Konark Arcade, Near Bhiwandi Muncipal Corporation, Bhiwandi, 4211302 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment		
		AGAINST REPORT		
	Reference No. & Date.	Other References		
	Buyer's Order No.	Dated		
	Dispatch Doc No.	Delivery Note Date		
	008891/2306525			
Dispatched through	Destination			
	Terms of Delivery			
SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			5,900.00
Amount Chargeable (in words)				E. & O.E
Indian Rupee Five Thousand Nine Hundred Only				
HSN/SAC	Taxable Value	Central Tax Rate	State Tax Rate	Total Tax Amount
997224	5,000.00	9%	9%	900.00
Total	5,000.00	450.00	450.00	900.00
Tax Amount (in words) : Indian Rupee Nine Hundred Only				
Remarks: 008891/2306525 Mr. Mohammed Naseem Mohammed Haroon Ansari - Industrial Land & Building on House No. 2248, Survey No. 9/3, 9/6, 9/7, Plot No. 2 (pt), Village - Bhiwandi, Bhusawal Mohalla, Nagaion II, Bhiwandi, Taluka - Bhiwandi, Dist. - Thane, PIN - 421 302, State - Maharashtra, Country - India Company's PAN : AADCV4303R		Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405		
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		 UPI Virtual ID : VASTUKALATHANE@icici		
Customer's Seal and Signature		for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 31-05-2024 10:45:30 Authorised Signatory		

This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Thane/05/2024/8891/2306525
30/14-385-VVSB5
Date: 30.05.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing **Industrial Land & Building** on House No. 2248, Survey No. 9/3, 9/6, 9/7, Plot No. 2 (pt), Village – Bhiwandi, Bhusawal Mohalla, Nagaion II, Bhiwandi, Taluka – Bhiwandi, Dist. – Thane, PIN – 421 302, State - Maharashtra, Country - India belongs **Mr. Mohammed Naseem Mohammed Haroon Ansari.**

Boundaries of the property.

North : Internal Road
South : Factory
East : Owners Property
West : Galas

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 Fair Market Value for this particular purpose at

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)	Insurable Value (₹)
Land and Building	17,64,200.00	15,87,780.00	14,11,360.00	5,54,370.00

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: 2024.05.30 17:52:33 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation Report

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, Mumbai :-400072, (M.S), India

☎️ +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



SOP SAFE SWIFT



TRACKON

Trackon

Couriers Pvt. Limited

Operations : Central Railside Warehousing Complex, Railway Office,
Gate No. 30, Off Ram Mandir Road, Goregaon (E), Mumbai - 400063
Regional Office: Corporate Avenue, Office No. 714 to 725, 7th Floor, Sonawala Road,
Opp. Atalanta Center, Above Indian Bank, Goregaon E, Mumbai - 400063
Corp. Office : A-64, Naraina Industrial Area, Phase-I, New Delhi - 110028
CIN : U63013DL2002PTC113971

Mob. No : 9372800532 / 9372800533
TEL. : 022 - 69103000
Web. : www.trackon.in



2109417245

CONSIGNOR		CONSIGNEE		ORIGIN	DESTINATION
Vastokal		Burl of			Bhuleur
CASH		[Signature]		DOX / N.DOX	PCS.

If not covered by special risk surcharges, claim value on this shipper shall in no circumstances exceed Rs. 2000/- (Rupees Two Thousand Only) For parcels and Rs. 100/- (Rupees One Hundred Only) For Packet of Documents
READ TERMS & CONDITIONS PRINTED OVERLEAF CAREFULLY

RECEIVER'S COPY		I warrant that all details given herein are true and correct. I accept the terms of carriage.		Received Pkt(s)/Parcel(s) in order & good Condition	
Received by TCPL		[Signature]		Name (Please affix your stamp) Signature	
DATE	TIME	Sender's Signature		Date :	Time :
	21/05				
				COURIER CHARGES	
				WEIGHT	AIR / SURFACE
				RISK SURCHARGE	
				GST	
				TOTAL	
				CASH <input type="checkbox"/>	CREDIT <input type="checkbox"/>

SELF MUMBAI

FOR YOUR PERSONAL AND VALUABLE ITEMS, USE OUR EXPRESS SERVICE - PRIME TRACK.

SEFE NUMBVI

SEU YOUN BERNONATI ND AVI OMBE LLEVA' NA SU EXPRESS SERVICE - TIME TRACK

CASH <input type="checkbox"/>	CREDIT <input type="checkbox"/>
DATE	
TO	
FROM	
WEIGHT	
BOX IN BOX	
ORIGIN	
DESTINATION	

TO	
FROM	
WEIGHT	
BOX IN BOX	
ORIGIN	
DESTINATION	

TO	
FROM	
WEIGHT	
BOX IN BOX	
ORIGIN	
DESTINATION	



POSTAL TRACK

DELIVERED TO THE ADDRESSEE BY THE POST OFFICE

RECEIVED BY THE ADDRESSEE

DELIVERED TO THE ADDRESSEE BY THE POST OFFICE

RECEIVED BY THE ADDRESSEE



CASH