


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-885/24-25	15-Jun-24
Buyer (Bill to) STATE BANK OF INDIA - THANE RACPC RACPC THANE BRANCH Retail Assets Centralized, Processing Centre, Dosti Pinnacle, Plot No E7, Near New Passport Office, Gate No-3, Road No 22, Panchpakhadi Village Wagle Indl Estate, Thane- 400604 GSTIN/UIN : 27AAACS8577K2ZO 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
	009227/2306769	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION 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:
 009227/2306769 Mr. Dinesh Ramesh Naik & Mrs. Aparna Ankush Shelar - Residential Flat No. 1503, 15th Floor, Building No 39, "Avon Co-Op. Hsg. Soc. Ltd. ", Hiranandani Estate, Patlipada, Off. Ghodbunder Road, Village - Kolshet, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, 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 <small>Digitally signed on 15-06-2024 12:02:53</small> Authorised Signatory
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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.

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15/4-213-PRRJ

Date: 15.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1503, 15th Floor, Building No 39, "Avon Co-Op. Hsg. Soc. Ltd.", Hiranandani Estate, Patlipada, Off. Ghodbunder Road, Village - Kolshet, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country - India belongs to **Mr. Dinesh Ramesh Naik & Mrs. Aparna Ankush Shelar**.

Boundaries of the property

North	: Wellington CHSL
South	: Forest Ave Road
East	: Wood Street Road
West	: Internal 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 **₹ 1,52,42,500.00 (Rupees One Crore Fifty Two Lakh Forty Two Thousand Five 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 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: 2024.06.15 12:25:45 +05'30'

Manoj

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/38/IBBI/3

SME/TCC/2021-22/86/3

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 :

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Regd. Office

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