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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-917/24-25	18-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
	009314/2306801	
	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) **Indian Rupee Two Thousand Nine Hundred Fifty Only** E. & O.E

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:
 009314/2306801 Shri. Abhijit Nilkanth Dixit & Mrs. Pallavi Abhijit Dixit - Residential Flat No. 1004, 10th Floor, Wing - A, "Platinum Lawns Co -op. Hsg. Soc. LTd.", Opp. TMC Garden, Off. Ghodbandar Road, Behind Parshwanath Engg. College, Village - Kasarvadavali, Taluka - Thane, District - Thane, Thane (West), PIN - 400 615, State - Maharashtra, India.

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



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

UPI Virtual ID : **VASTUKALATHANE@icici**
for Vastukala Consultants (I) Pvt Ltd
 ASMITA JAYSING RATHOD
 Digitally signed on 18-06-2024 16:35:31
 Authorised Signatory

Customer's Seal and Signature

Vastukala Consultants (I) Pvt. Ltd.

VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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Vastu/Thane/06/2024/009314/2306801
18/8-245-JARJ
Date: 18.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1004, 10th Floor, Wing - A, "Platinum Lawns Co-op. Hsg. Soc. LTd.", Opp. TMC Garden, Off. Ghodbandar Road, Behind Parshwanath Engg. College, Village - Kasarvadavali, Taluka - Thane, District - Thane, Thane (West), PIN - 400 615, State - Maharashtra, India belongs to **Shri. Abhijit Nilkanth Dixit & Mrs. Pallavi Abhijit Dixit.**

Boundaries of the property

North : Road
South : Ratna Tej Tower
East : Road
West : B Wing of Platinum Lawns

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 **₹ 80,61,900.00 (Rupees Eighty Lakh Sixty One Thousand Nine 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: 2024.06.18 16:47:56 +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 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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