


**PROFORMA INVOICE**

 <b>VASTUKALA</b> <small>INSPECTION &amp; CERTIFICATION</small>	<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.co.in	Invoice No. <b>PG-949/24-25</b>	Dated <b>20-Jun-24</b>
	Buyer (Bill to) <b>STATE BANK OF INDIA</b> <b>RACPC KALYAN</b> 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	Delivery Note <b>AGAINST REPORT</b>	Reference No. & Date.
		Buyer's Order No.	Dated
		Dispatch Doc No. <b>009365/2306833</b>	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			


  

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

<p><b>Remarks:</b>                  009365/2306833 Mrs. Rajeshwari Prakash                  Dave - Residential Flat No. 1405, 14th Floor,                  "Kisan Heights", Rambaug 4, Kala Talao Road,                  Village - Chikanghar, Taluka - Kalyan, District -                  Thane, Kalyan (West), PIN Code 421 301, State -                  Maharashtra, India                  Company's PAN : <b>AADCV4303R</b>                  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</p>	<p>Company's Bank Details                  Bank Name : <b>ICICI BANK LTD</b>                  A/c No. : <b>340505000531</b>                  Branch &amp; IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b></p> <div style="text-align: center;">                   UPI Virtual ID : VASTUKALATHANE@icici             </div>
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Customer's Seal and Signature	for <b>Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 20-06-2024 16:05:33</small> Authorised Signatory
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This is a Computer Generated Invoice





**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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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Vastu/Thane/06/2024/009365/2306833

20/11-277-PSSH

Date: 20.06.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1405, 14<sup>th</sup> Floor, "Kisan Heights", Rambaug 4, Kala Talao Road, Village - Chikanghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mrs. Rajeshwari Prakash Dave**.

#### Boundaries of the property

North	: Narayan Apartment
South	: Rambaug Four - Kala Talao Road
East	: Open Plot
West	: Rambaug Lane Number 4

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 **₹ 60,00,000.00 (Rupees Sixty Lakh Only) After completion of construction works**. As per Site Inspection 56% 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**  
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: 2024.06.20 16:52:03 +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 |
| 📍 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](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)