PROFORMA INVOICE

	VASTU	KALA Bill to)	Vas B1 B00 ANI GS Stai E-M
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SI No.	(Тес	VAL hnica	_UA1

stukala Consultants (I) Pvt Ltd -001, U/B FLOOR, OMERANG, CHANDIVALI FARM ROAD, DHERI-EAST, MUMBAI - 400072

TIN/UIN: 27AADCV4303R1ZX te Name: Maharashtra, Code: 27

Mail: accounts@vastukala.co.in

F INDIA-KANPUR BRANCH

,Mahatma Gandhi Marg , desh, Kanpur-208001 09AAACS8577KAZE Uttar Pradesh, Code: 09

Invoice No.	Dated
PG-1042/24-25	27-Jun-24
Delivery Note	Mode/Terms of Payment
	AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
009485/2306928	
Dispatched through	Destination
	30

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services) IGST	997224	18 %	3,000.00 540.00
				540.00
			18.77	
			eza en la	
	Total	00 11 22 07	nC briss	3,540.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable	Integ	rated Tax	Total
NI THE AMERICAN MALE STREET TO THE STREET OF	Value	Rate	Amount	Tax Amount
997224	3,000.00	18%	540.00	540.00
Total	3,000.00		540.00	540.00

Tax Amount (in words): Indian Rupee Five Hundred Forty Only

Remarks:

Remarks:
009485/2306928 Sachi Mishra & Anuj Mishra Residential Flat No. 101, 1st Floor, "Lodha
Woods, Tower 8", Lodha Woods, Off. Western
Express Highway, Plot No. 4, Akurli Road, Village
- Akurli, Taluka - Borivali, District - Mumbai, '
Kandivali (East), PlN Code - 400 101, State -Maharashtra, 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

MSME Registration No. - 27222201137

Customer's Seal and Signature

Company's Bank Details

Bank Name : ICICI BANK LTD

A/c No. 340505000531

Branch & IFS Code: THANE CHARAI & ICIC0003405



UPI Virtual ID VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD Digitally signed on 27-06-2024 11:01:57 **Authorised Signatory** 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/06/2024/009485/2306928 27/1-372-PSRJ Date: 27.06.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 101, 1st Floor, "Lodha Woods, Tower 8", Lodha Woods, Off. Western Express Highway, Plot No. 4, Akurli Road, Village - Akurli, Taluka - Borivali, District - Mumbai, Kandivali (East), PIN Code - 400 101, State - Maharashtra, India belongs to Sachi Mishra & Anuj Mishra.

Boundaries of the property

North Under Construction Building

South **Under Construction Building**

East Akurli Road

West **Under Construction Building**

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 ₹ 2,10,87,000.00 (Rupees Two Crore Ten Lakh Eighty Seven Thousand Only) After completion of construction works. As per Site Inspection 5% 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.

Digitally signed by Manoj Chalikwa Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvr. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.06.27 11:18:00 +05'30'

Director

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 Mumbai Nashik

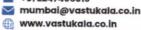
Rajkot **♀**Indore

Ahmedabad Delhi NCR Raipur



B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: -400072, (M.S), India







Operations: Central Railside Warehousing Complex, Railway Office,
Sate No. 30ff Ram Mandir Road, Goregaen (E), Mumbai - 400063
Ional Office: Corporate Avenue, Office No. 714 to 725, 7th Flori, Sonawala Road,
Opp. Ataianta Center, Above Indian Bank, Goregann E, Mumbai - 400063
Opp. Office: A-85. Marain Industrial Accession E, Mumbai - 400063

TEL.: 022 - 69103000 Web. : www.trackon.in Monika. Jaiswal.

2109302530

NSIGNOR Vastu kalli Onsuber		ORIGIN	DESTINATION
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