


## PROFORMA INVOICE

 <b>VASTUKALA</b>	<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-1042/24-25</b>	Dated <b>27-Jun-24</b>	
	Buyer (Bill to) <b>STATE BANK OF INDIA-KANPUR BRANCH</b> 16/101, The Mall, Mahatma Gandhi Marg, Kanpur, Uttar Pradesh, Kanpur-208001 GSTIN/ UIN : 09AAACS8577KAZE State Name : Uttar Pradesh, Code : 09	Delivery Note <b>AGAINST REPORT</b>	Reference No. & Date.	Other References
		Buyer's Order No.	Dated	
		Dispatch Doc No. <b>009485/2306928</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>3,000.00</b>
	<b>IGST</b>			<b>540.00</b>
	<b>Total</b>			<b>3,540.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Three Thousand Five Hundred Forty Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	3,000.00	18%	540.00	540.00
<b>Total</b>	<b>3,000.00</b>		<b>540.00</b>	<b>540.00</b>

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

**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), PIN 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 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	<b>for Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 27-06-2024 11:31:57</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/06/2024/009485/2306928  
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, 1<sup>st</sup> 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.**

**Manoj Chalikwar**

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

*Manoj*

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](mailto: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)

SURE SAFE SWIFT



# 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. Atalantia 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

Monika. Jaiswal.



2109302530

SELF MUMBAI

CONSIGNOR

CONSIGNEE

Vastukaleri Consultants State  
CASH PVT. LTD Bank of India

ORIGIN	DESTINATION
Thane	Kanpur
DOX / N.DOX	PCS.
WEIGHT	AIR / SURFACE
COURIER CHARGES	
RISK SURCHARGE	
GST	
TOTAL	180
CASH <input checked="" type="checkbox"/>	CREDIT <input type="checkbox"/>

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

Received by TCPL

28/06/2024

DATE TIME

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

Name (Please affix your stamp)

Signature

Sender's Signature Date: Time:

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

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

DATE: 28/09/2005  
TIME: 11:05 AM

RECEIVED BY: CASH  
RECEIVED BY COPY

Signature: *K. K. K.*

(Please affix box, actual name)

CASH  
BANK OF INDIA

CONSIGNEE  
BANK OF INDIA

CASH <input checked="" type="checkbox"/>	CREDIT <input type="checkbox"/>
TOTAL	185
GST	
RISK SURCHARGE	
COUNCILOR CHARGES	
WEIGHT	AIR / SURFACE
BOX IN BOX	PCS
ORIGIN	DESTINATION

SELF MUMBAI

TRANS  
CICOR

APR - 2005

5100305230

Mumbai, 28/9/05