


PROFORMA INVOICE

 VASTUKALA	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. PG-1125/24-25	Dated 1-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.
Buyer (Bill to) BANK OF BARODA Khadakpada Branch Shop No 3, neeraj Park, Nr Mohan Pride, kalyan West, mumbai GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
Dispatch Doc No. 009572/2307011	Delivery Note Date		
Dispatched through	Destination		
Terms of Delivery			

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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:
 009572/2307011 Mr. Kailash Pandurang
 Balsaraf - Residential Flat No. 202, 2nd Floor,
 Wing - K/2, "Gokul Nagari NX Bldg. No. K-1, K-2,
 K-3 Co-Op. Hsg. Soc. Ltd.", Gokul Nagari,
 Khadakpada, Village - Gandhare, Municipality
 Ward No. 8 C2, Taluka - Kalyan, District - Thane,
 Kalyan (West), PIN Code - 421 301, 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	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 02-07-2024 16:09:24</small> Authorised Signatory
-------------------------------	---

This is a Computer Generated Invoice



03/07/24



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.

Page 2 of 25

Vastu/Thane/07/2024/009572/2307011
01/15-15-PSRJ
Date: 01.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, Wing - K/2, "**Gokul Nagari NX Bldg. No. K-1, K-2, K-3 Co-Op. Hsg. Soc. Ltd.**", Gokul Nagari, Khadakpada, Village - Gandhare, Municipality Ward No. 8 C2, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Kailash Pandurang Balsaraf.**

Boundaries of the property

North	: Building No. K/3
South	: Building No. K/1
East	: Gokul Nagari 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 **₹ 59,92,320.00 (Rupees Fifty Nine Lakh Ninety Two Thousand Three Hundred Twenty 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: 2024.07.01 18:02:55 +05'30'

Manoj
Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

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

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

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in