


# PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unlocking Excellence</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.	Dated
		PG-1647/24-25	3-Aug-24
Buyer (Bill to) <b>SAKUMA EXPORTS LIMITED</b> A 301, 3, AURUS CHAMBER, S S AMRUTWAR LANE, WORLI, Mumbai Suburban, Maharashtra, 400013 GSTIN/UIN : 27AAJCS2037F1ZG State Name : Maharashtra, Code : 27		Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>	
		Reference No. & Date.	Other References
		Buyer's Order No.	Dated
		Dispatch Doc No.	Delivery Note Date
		<b>009670/2307543</b>	
		Dispatched through	Destination
		Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>25,000.00</b>
	<b>CGST</b>			2,250.00
	<b>SGST</b>			2,250.00
	<b>Less : LESS ADVANCE</b>			<b>(-)14,750.00</b>
<b>Total</b>				<b>14,750.00</b>

*Today valuation bill paid customers 6/8/24*

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Fourteen Thousand Seven Hundred Fifty Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	25,000.00	9%	2,250.00	9%	2,250.00	4,500.00
<b>Total</b>			<b>2,250.00</b>		<b>2,250.00</b>	<b>4,500.00</b>


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

**Remarks:**  
 009670/2307543 LT Sagar Coastal Transport Pvt. Ltd. - Commercial Unit No. 42 (IT Office No. 2), 4th Floor, "Der Deutsche Parkz", Next to Nahur Railway Railway Station, Subhash Nagar, Village - Bhandup, Bhandup (West), Taluka - Kurla, Mumbai Suburban District, Mumbai - 400 078, State - Maharashtra, Country - 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. : **123105000319**  
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**

  
 UPI Virtual ID : vastukala@icici

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD <small>Digitally signed on 03-08-2024 10:53:00</small> Authorised Signatory
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This is a Computer Generated Invoice





## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/08/2024/9670/2307543

03/01-21-PAVSBS

Date: 03.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 42 (IT Office No. 2), 4<sup>th</sup> Floor, "Der Deutsche Parkz", Next to Nahur Railway Station, Subhash Nagar, Village - Bhandup, Bhandup (West), Taluka - Kurla, Mumbai Suburban District, Mumbai - 400 078, State - Maharashtra, Country - India belongs to LT Sagar Coastal Transport Pvt. Ltd.

Boundaries of the property.

	Building Boundary	Office Boundary
North	Ceat Tyre Company	Lift
South	Rayon IT Park Road	Open space
East	Nahur Railway Station	Open space
West	Classic Marble Company	Passage

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 33,58,73,384.00 (Rupees Thirty Three Crore Fifty Eight Lakh Seventy Three Thousand Three Hundred Eighty Four 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 valuation 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: 2024.08.03 11:49:25 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.



#### Our Pan India Presence at :

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#### Regd. Office

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