


**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-1333/24-25</b>	Dated <b>13-Jul-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.	Other References
		Buyer's Order No.	Dated	
		Dispatch Doc No. <b>009904/2307221</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>
	<b>Total</b>			<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**

*Remarks:*  
 009904/2307221 Mr. Rahul Krishna Shelar, Mr. Krishna Govind Shelar & Mr. Vishal Rajaram Shelar - Residential Flat No. B-902, 9th Floor, Building No 1, Wing - B, "Balaji Siddhivinayak Complex", Gopinath Chowk, Near Shani Mandir, Village - Gaondevi, Taluka - Kalyan, District - Thane, Dombivli(West), PIN Code - 421 202, 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 <b>Vastukala Consultants (I) Pvt Ltd</b> ASMITA JAYSING RATHOD <small>Digitally signed on 13-07-2024 17:21:07</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/07/2024/009904/2307221

13/15-225-PSVS

Date: 13.07.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. B-902, 9<sup>th</sup> Floor, Building No 1, Wing - B, "**Balaji Siddhivinayak Complex**", Gopinath Chowk, Near Shani Mandir, Village - Gaondevi, Taluka - Kalyan, District - Thane, Dombivli(West), PIN Code - 421 202, State - Maharashtra, India belongs to **Mr. Rahul Krishna Shelar, Mr. Krishna Govind Shelar & Mr. Vishal Rajaram Shelar.**

#### Boundaries of the property

North	: Wing - A
South	: Shree Sadguru Prasad Building
East	: Open Plot
West	: Jagdamba Mandir 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 **₹ 42,12,900.00 (Rupees Forty Two Lakh Twelve Thousand Nine Hundred Only) After completion of construction works.** As per Site Inspection 55% 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: 2024.07.13 17:24:08 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.:

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**

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Powai, Andheri East, **Mumbai** :- 400072, (M.S), India

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