



Thane

PROFORMA INVOICE

 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.	Dated				
	PG-2251/24-25	13-Sep-24				
	Delivery Note	Mode/Terms of Payment				
	Reference No. & Date.	Other References				
Buyer (Bill to) Bank Of Baroda- Civil Lines Branch B S N L . C T O Building, C T O Compound, Civil Lines Nagpur 440001 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	9987/2308156					
	Dispatched through	Destination				
	Terms of Delivery					
SI No.	Particulars	HSN/SAC	GST Rate	Amount		
1	VALUATION FEE	997224	18 %	3,000.00		
	CGST			270.00		
	SGST			270.00		
	Total			₹ 3,540.00		
Amount Chargeable (in words)				E. & O.E		
Indian Rupee Three Thousand Five Hundred Forty Only						
HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
997224	3,000.00	9%	270.00	9%	270.00	540.00
	Total		270.00		270.00	540.00
Tax Amount (in words) : Indian Rupee Five Hundred Forty Only						
Remarks: 9987/2308156 digganth soni & khushboo soni Residential Flat No. 2403, 24th Floor, Building No Q2 (W-3), Codename Big Bang, Clariant Compound, Kolshet Road, Plot No. C1, kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 for Vastukala Consultants (I) Pvt Ltd Pooja Dagare Authorised Signatory						

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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/09/2024/009987/2308156

13/9-162-PSRJ

Date: 13.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2403, 24th Floor, Building No Q2 (W-3), "**Codename Big Bang**", Clariant Compound, Kolshet Road, Plot No. C1, kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Digganth Soni & Khushboo Soni**.

Boundaries	:	Building	Flat
North	:	Internal Road	Details not available
South	:	Internal Road	Details not available
East	:	Wing - 4	Details not available
West	:	Wing - 2	Details not available

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 1,15,68,000.00 (Rupees One Crore Fifteen Lakh Sixty Eight Thousand 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: 2024.09.13 15:29:44 +05'30'


Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: MZ/ADV/2023-24:833

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

BI-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

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Opp. Aularia Center, Above Indian Bank, Goregaon E, Mumbai - 400063
Corp. Office : A-64, Naraina Industrial Area, Phase-I, New Delhi - 110028

CIN : U63013DL2002PTC113971

Mob. No. : 9372600532 / 9372600533
TEL. : 022 - 69103000
Web. : www.trackon.in

CONSIGNOR

Vas. Tulcalde,
Cong. CASH

CONSIGNEE

Bank of Baroda
Saver's

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DATE	TIME
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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 _____

Date : _____ Time : _____

Sender's Signature _____

ORIGIN	DESTINATION
Thane	Flagpur
DOX / N.DOX	PCS.
WEIGHT 0.1 kg	AIR / SURFACE
COURIER CHARGES	
RISK SURCHARGE	
GST	
TOTAL	
CASH <input checked="" type="checkbox"/>	CREDIT <input type="checkbox"/>

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CASH <input type="checkbox"/>	CREDIT <input type="checkbox"/>
TOTAL	
GST	
RISK SURCHARGE	
CARRIER CHARGES	
WEIGHT	
BOX / BOX	
ORIGIN	DESTINATION

DATE	TIME	ORIGIN	DESTINATION
15/05/2018	10:30	MUMBAI	MUMBAI
RECEIVER'S COPY			
<p>CONSIGNEE</p> <p>CONSIGNEE</p>			



9017446012

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