



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-1802/24-25	14-Aug-24																									
	Delivery Note	Mode/Terms of Payment																									
		AGAINST REPORT																									
	Reference No. & Date.	Other References																									
Buyer (Bill to) STATE BANK OF INDIA RACPC KALYAN 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	Buyer's Order No.	Dated																									
	Dispatch Doc No.	Delivery Note Date																									
	010570/2307700																										
	Dispatched through	Destination																									
	Terms of Delivery																										
<table border="1"> <thead> <tr> <th>SI No.</th> <th>Particulars</th> <th>HSN/SAC</th> <th>GST Rate</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>VALUATION FEE</td> <td>997224</td> <td>18 %</td> <td>2,500.00</td> </tr> <tr> <td></td> <td>CGST</td> <td></td> <td></td> <td>225.00</td> </tr> <tr> <td></td> <td>SGST</td> <td></td> <td></td> <td>225.00</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total</td> <td>2,950.00</td> </tr> </tbody> </table>			SI No.	Particulars	HSN/SAC	GST Rate	Amount	1	VALUATION FEE	997224	18 %	2,500.00		CGST			225.00		SGST			225.00	Total				2,950.00
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Tax Amount (in words) : Indian Rupee Four Hundred Fifty Only Remarks: 010570/2307700 Mrs. Jyoti Shrikant Nandan & Mr. Shrikant Yuvraj Nandan - Residential Flat No. 403, 4th Floor, Wing - A, "Kulswamini", Mauli Chowk, Plot No. 1, Village - Shirgaon, Taluka - Ambemath, District - Thane, Badlapur (East), PIN Code - 421 503, 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 Digitally signed on 14-08-2024 10:10:44 Authorised Signatory																										

This is a Computer Generated Invoice





VASTUKALA
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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/08/2024/010570/2307700

14/3-178-PSVS

Date: 14.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 403, 4th Floor, Wing - A, "Kulswamini", Mauli Chowk, Plot No. 1, Village - Shirgaon, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India belongs to **Mrs. Jyoti Shrikant Nandan & Mr. Shrikant Yuvraj Nandan.**

Boundaries	:	Building	Flat
North	:	Open Plot	Open Space
South	:	Internal Road	Flat No. 402
East	:	Wing - B	Lift
West	:	Mahalaxmi Villa Society	Villa

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 **₹ 26,00,000.00 (Rupees Twenty Six Lakh Only) After completion of construction works.** As per Site Inspection 71% 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: 2024.08.14 16:17:53 +05'30'

Avinad

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

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
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- 📍 Ahmedabad
- 📍 Delhi NCR
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- 📍 Nashik
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- 📍 Pune
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- 📍 Jaipur

Regd. Office

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