


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-1941/24-25	24-Aug-24
	Delivery Note	Mode/Terms of Payment
	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
	10712/2307841	
	Dispatched through	Destination
Terms of Delivery		

Sl 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

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

HSN/SAC	Taxable Value	CGST		SGST/UTGST		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:
 10712/2307841 Mr. Akash Ganesh Pandit, Mrs. Asha Ganesh Pandit & Mr. Ganesh Ajit Pandit - Residential Flat No. 2004, 20th Floor, Building No 2, " Iris", Balaji Classica Project, Plot No. A, B, C, D & E, Diva Manpada Road, Village - Usarghar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

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

for Vastukala Consultants (I) Pvt Ltd
Pooja Dagare
 Authorised Signatory

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2004, 20th Floor, Building No 2, "Iris", Balaji Classica Project, Plot No. A, B, C, D & E, Diva Manpada Road, Village - Usarghar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Mr. Akash Ganesh Pandit, Mrs. Asha Ganesh Pandit & Mr. Ganesh Ajit Pandit.**

Boundaries	:	Building	Flat
North	:	Divya Manpada Road / Parshuram Munde Petrol Pump	Building is under Construction
South	:	Open Plot	Building is under Construction
East	:	Open Plot	Building is under Construction
West	:	Open Plot	Building is under Construction

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 **₹ 33,93,000.00 (Rupees Thirty Three Lakh Ninety Three Thousand Only) After completion of construction works.** At the time of site visit, Land excavation work is in progress.

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: 2024.08.24 15:15:55 +05'30'


Auth. Sign.

Director



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 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