

Thane

### PROFORMA INVOICE

 <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
	<b>PG-2331/24-25</b>	<b>19-Sep-24</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to)	Buyer's Order No.	Dated
<b>STATE BANK OF INDIA-SME WAGLE INDUSTRIAL ESTATE</b> Plot No. B-53, Dnyaneshwar Nagar Naka, Near George Automobiles Road No. 30, Wagle Estate Thane (W) - 400604 (New Address) GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	<b>011156/2308237</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
Total				<b>3,540.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Three Thousand Five Hundred Forty Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
<b>Total</b>			<b>3,000.00</b>		<b>270.00</b>	<b>540.00</b>

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

Remarks:  
 011156/2308237 Shri. Rajendra Trimbak Chopade - Residential Flat No. 02, Ground Floor, Building No 11, "The Radha Nagar Co.-Op. Hsg. Soc. Ltd.", Near Aayush Hospital, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, 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 19-09-2024 15:45:28  
 Authorised Signatory

This is a Computer Generated Invoice



20/9/24



**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/09/2024/011156/2308237  
19/11-243-PSVS  
Date: 19.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, Ground Floor, Building No 11, "The Radha Nagar Co.-Op. Hsg. Soc. Ltd.", Near Aayush Hospital, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Shri. Rajendra Trimbak Chopade**.

Boundaries of the property

North : Building No. 18  
South : Building No. 5  
East : Internal Road  
West : Open Plot

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 **₹ 38,91,825.00 (Rupees Thirty Eight Lakh Ninety One Thousand Eight Hundred Twenty Five 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.19 15:50:10 +05'30'

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 📍 Thane 📍 Ahmedabad 📍 Delhi NCR  
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

**Regd. Office**

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