


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. PG-2425/24-25 | Dated 24-Sep-24 | |
| | Delivery Note | Mode/Terms of Payment | |
| Reference No. & Date. | | Other References | |
| Buyer (Bill to) UNION BANK OF INDIA-VARTAK NAGAR THANE GROUND FLOOR, JAGDALE AMIZRA, KORES ROAD,NEAR AAI MATA TEMPLE, VARTAK NAGAR,THANE-WEST 400066 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated | |
| | Dispatch Doc No. 11332/2308331 | Delivery Note Date | |
| | Dispatched through | Destination | |
| | Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|----------------------|---------|----------|--------------------|
| 1 | VALUATION FEE | 997224 | 18 % | 20,000.00 |
| | | | | 1,800.00 |
| | | | | 1,800.00 |
| | Total | | | ₹ 23,600.00 |

Amount Chargeable (in words) E. & O.E
Indian Rupee Twenty Three Thousand Six Hundred Only

| HSN/SAC | Taxable Value | CGST | | SGST/UTGST | | Total Tax Amount |
|--------------|------------------|------|-----------------|------------|-----------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 20,000.00 | 9% | 1,800.00 | 9% | 1,800.00 | 3,600.00 |
| Total | 20,000.00 | | 1,800.00 | | 1,800.00 | 3,600.00 |

Tax Amount (in words) : **Indian Rupee Three Thousand Six Hundred Only**

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



UPI Virtual ID : VASTUKALATHANE@icici

Remarks:
 11332/2308331 Shri. Surendra K. Parmar -Industrial
 Plot No. 81, (Final Plot No. 311 to 320 & Survey Nos. 52
 to 60, 62, 63 & 76 to 79) Panvel Industrial Co-op. Estate
 Ltd., Village - Panvel, Navi Mumbai, Taluka - Panvel
 District - Raigad, PIN - 410 206, State - Maharashtra,
 Country - 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

for Vastukala Consultants (I) Pvt Ltd
 Pooja Dagare
 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.

Valuation Report Prepared For: UB I / Vartak Nagar Branch /Shri. Surendra K. Parmar / 11332/ 2308331)

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Vastu/UBIMumbai/09/2024/11332/2308331

24/14-337-JABS

Date: 24.09.2024

VALUATION OPINION REPORT

This is to certify that the property of Industrial Plot No. 81, (Final Plot No. 311 to 320 & Survey Nos. 52 to 60, 62, 63 & 76 to 79), Panvel Industrial Co-op. Estate Ltd., Village - Panvel, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India belongs to **Shri. Surendra K. Parmar**

Boundaries of the property.

North : Sharayu Honda Showroom
South : Maruti Suzuki Service
East : Road
West : Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at

| Particulars | Fair Market Value In (₹) | Realizable Value In (₹) | Distress Sale Value In (₹) |
|-----------------|--------------------------|-------------------------|----------------------------|
| Industrial Plot | 4,64,75,000/- | 4,18,27,500/- | 3,71,80,000/- |

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 valuation 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: 2024.09.24 16:38:09 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Gove. Reg. Valuer

Chartered Engineer (India)

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

Union Bank of India Empanelment No.: ROS:ADV:Valuer/033:008:2021-22

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

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