

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-2871/24-25	Dated 23-Oct-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) STATE BANK OF INDIA Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 011954/2308775	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	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:
 011954/2308775 Mrs. Manali Nitish Talathi (Manali Shirish Talathi - Before the Marriage), Mr. Nitish Satish Talathi, Sneha Satish Talathi & Mr. Satish Narayan Talathi. - Residential Flat No. 401, 4th Floor, Wing - A, "The Pavilion", Near The Vita Merchants Co-op Bank, Village - Ambegaon Budruk, Taluka - Haveli, District - Pune, PIN Code - 411 046, State - Maharashtra, India
 Company's PAN : **AADCV4303R**

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



UPI Virtual ID : VASTUKALATHANE@icici

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

Customer's Seal and Signature

for **Vastukala Consultants (I) Pvt Ltd**
 ASMITA JAYSING RATHOD
Digitally signed on 23-10-2024 15:52:23
 Authorised Signatory

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 401, 4th Floor, Wing - A, "The Pavilion", Near The Vita Merchants Co-op Bank, Village - Ambegaon Budruk, Taluka - Haveli, District - Pune, PIN Code - 411 046, State - Maharashtra, India belongs to **Mrs. Manali Nitish Talathi (Manali Shirish Talathi - Before the Marriage), Mr. Nitish Satish Talathi, Sneha Satish Talathi & Mr. Satish Narayan Talathi.**

Boundaries	:	Building	Flat
North	:	Open Plot	Flat No. 402
South	:	Internal Road / Hindavi Heights	Marginal Space
East	:	Samarth Height	Staircase
West	:	Internal Road	Marginal Space

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 **₹ 56,00,000.00 (Rupees Fifty Six Lakh Only) After completion of construction works.** As per Site Inspection 76% 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
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: 2024.10.23 15:50:18 +05'30'

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
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Our Pan India Presence at :

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

Regd. Office

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