


**PROFORMA INVOICE**

 <b>VCIPLM</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. <b>PG-3030/24-25</b>	Dated <b>6-Nov-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> 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. <b>11971/2308932</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>2,500.00</b>
		<b>CGST</b>	<b>225.00</b>
		<b>SGST</b>	<b>225.00</b>
	Total		<b>₹ 2,950.00</b>


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

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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>


Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:  
 11971/2308932 Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani -Residential Villa No. B-07 on Survey No. 17/3A, 17/3/B & 17/2, "Moonhouse Celebrations Complex", Phase 1, Opp. Tropical Retreat Resort, Village – Igatpuri, Taluka – Igatpuri, District – Nashik, PIN Code – 422 403, 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

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



UPI Virtual ID : VASTUKALATHANE@icici

for VCIPLM  
  
 Authorised Signatory

This is a Computer Generated Invoice



*Sayals*



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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/11/2024/11971/2308932

06/2-17-PSB

Date: 06.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Villa No. B-07 on Survey No. 17/3A, 17/3/B & 17/2, "Moonhouse Celebrations Complex", Phase 1, Opp. Tropical Retreat Resort, Village – Igatpuri, Taluka – Igatpuri, District – Nashik, PIN Code – 422 403, State – Maharashtra, Country – India belongs to **Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani.**

Boundaries of the property:

Boundaries	As per Plot	As per Villa
North	Internal Road	Internal Road
South	Internal Road	Internal Road
East	Tropical Retreat Resort	Tropical Retreat Resort
West	Open Plot	Open Plot

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 **₹ 67,51,000.00 (Rupees Sixty-Seven Lakh Fifty-One Thousand Only).** As per Site Inspection **55%** 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

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.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.06 14:39:11 +05'30'

*Manoj*

Auth. Sign.



**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 :

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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in