


- Thane

PROFORMA INVOICE

 VASTUKALA <small>Unlocking Excellence</small>	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-2921/24-25	25-Oct-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	
	011994/2308824		
	Dispatched through	Destination	
Terms of Delivery			

SI 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) 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
Total			2,500.00		225.00	450.00

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

Remarks:
 11994/2308824 Mrs. Kalpana Shantanu Kokane -
 Residential Flat No. 106, 1st Floor, "Morya Heights",
 Swami Vivekananda Nagar, Near Vasind Railway
 Station, Plot No. Plot No. 1, 2, 3, Station Road, Village
 - Vasind, Taluka - Shahapur, District -
 Thane, PIN Code - 421 601, 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

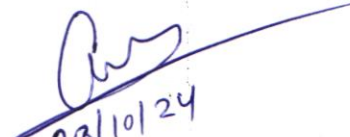
Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd <small>ASMITA JAYSING RATHOD</small> <small>Digitally signed on 25-10-2024 13:07:21</small> Authorised Signatory
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This is a Computer Generated Invoice


 28/10/24

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 106, 1st Floor, "Morya Heights", Swami Vivekananda Nagar, Near Vasind Railway Station, Plot No. Plot No. 1, 2, 3, Station Road, Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, State - Maharashtra, India belongs to **Mrs. Kalpana Shantanu Kokane**.

Boundaries	:	Building	Flat
North	:	Hemachandra Nehate Housing Complex	Flat No. 105
South	:	Yashwantrao Residence Housing Society	Staircase
East	:	internal Road	Marginal Space
West	:	internal Road	Flat No. 103

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 **₹ 28,94,400.00 (Rupees Twenty Eight Lakh Ninety Four Thousand Four Hundred Only) After completion of construction works**. As per Site Inspection 71% 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: 2024.10.25 13:10:41 +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



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Our Pan India Presence at :

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• Mumbai • Nashik • Rajkot • Raipur
• Aurangabad • Pune • Indore • Jaipur

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