


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-3332/24-25	Dated 28-Nov-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date. PG-3332/24-25 dt. 28-Nov-24	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.
	Dispatch Doc No. 12540/2309236	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	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		225.00	450.00

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

<p>Remarks: 12540/2309236 : Mr. Avinash Balu Badhe & Mrs. Kavita Avinash Badhe -Residential Flat No. 1406, 14th Floor, Building No Type - A, "Shantaram Pride", Shantaram Pride Type - A Co-Op. Hsg. Soc. Ltd., Opp. Shantaram Patil School, Village - Mohone, Taluka - Kalyan, District - Thane, Ambivali (East), PIN Code - 421 102, State - Maharashtra, India. Company's PAN : AADCV4303R</p> <p>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</p>	<p>Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405</p>  <p>UPI Virtual ID : VASTUKALATHANE@icici</p>
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for Vastukala Consultants (I) Pvt. Ltd.
 ASMITA JAYSING RATHOD
Digitally signed on 25-11-2024 10:38:08
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.

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Vastu/Thane/11/2024/012540/2309236
28/1-321-PSBS
Date: 28.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1406, 14th Floor, Building No Type - A, "**Shantaram Pride**", Shantaram Pride Type - A Co-Op. Hsg. Soc. Ltd., Opp. Shantaram Patil School, Village - Mohone, Taluka - Kalyan, District - Thane, Ambivali (East), PIN Code - 421 102, State - Maharashtra, India belongs to **Mr. Avinash Balu Badhe & Mrs. Kavita Avinash Badhe**.

Boundaries of the property

North	: Internal Road
South	: Open Plot
East	: Type - E
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 **₹ 51,21,600.00 (Rupees Fifty One Lakh Twenty One Thousand Six Hundred 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

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: 2024.11.28 11:59:19 +05'30'

Avinash
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
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Regd. Office

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

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**