

PROFORMA INVOICE

 VASTUKALA <small>Unmaking 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. PG-3487/24-25	Dated 5-Dec-24	
	Delivery Note	Reference No. & Date. PG-3487/24-25 dt. 5-Dec-24	Mode/Terms of Payment AGAINST REPORT	
	Buyer (Bill to) AXIS BANK-AURANGABAD Regional Legal & Tech. Manager Axis Bank Stellar Enclave Shop No 203-204 2nd Floor Above McDonalds Aundh, Pune – 411 007 GSTIN/UIN : 27AAACU2414K1ZF State Name : Maharashtra, Code : 27		Buyer's Order No.	Dated
		Dispatch Doc No. 12560/2309393	Delivery Note Date	
		Dispatched through	Destination	
		Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE <div style="text-align: right; font-family: cursive;"> Tiryapati (7112124) 160300974756. Pune </div>	997224	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:
 12560/2309393 Sanjay Baburao Jogdand
 -Residential Bungalow bearing on Plot No. 17/A, 17 /B, Gut No. 136, Mauje - Taroda Khu., Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. – Nanded, PIN - 431605 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. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**


 UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt. Ltd.

ASMITA JAYSING RATHOD
 Digitally signed on: 07-12-2024 15:35:14
 Authorized Signatory

This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank / Sanjay Baburao Jogdand (012560 / 2309393)

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Vastu/Nanded/12/2024/012560 /2309393

05/36-91-BHBS

Date: 05.11.2024

VALUER'S OPINION REPORT

This is to certify that the property situated Residential Bungalow bearing on Plot No. 17/A, 17/B, Gut No. 136, Mauje - Taroda Khu., Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. - Nanded, PIN - 431605 State - Maharashtra, India is belonging to **Sanjay Baburao Jogdand**.

Boundaries of the property.

North	:	30 Ft wide Road
South	:	Plot No. 16.
East	:	20 Ft wide Road
West	:	Part of Gut No. 136

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 are as under:

Guideline Value of the Property	Rs. 74,84,034.00
Fair Market Value of the Property	Rs. 1,78,32,320.00
Realizable Value of the Property	Rs. 1,60,49,088.00
Forced/ Distress Sale value of the Property	Rs. 1,42,65,856.00

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.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.05 19:40:43 +05'30'



Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

IBBI Reg.No. IBBI/RV/07/2019/11744

Encl: Valuation report.

Nanded: 28, S.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA
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Our Pan India Presence at:

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Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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

+91 2247495919

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www.vastukala.co.in



GST No. 27BDKPT0721R1ZW



Shree **Tirupati**®

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CASH RECEIPT
ISSUED BY FRANCHISEE
GST No. 27BDKPT0721R1ZW

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	PUNE	07-12-24	160300174756
SENDER VASTUKALA CONS GST No. :	RECEIVER SANDESH BURDE		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
DOCUMENTS Mo-8452984112	0.00	67.80	200.00	SGST[9.00%]: 6.10 CGST[9.00%]: 6.10 Total.Amt: 80.00

I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.

RECEIVER'S SIGNATURE & RUBBER STAMP
NAME :
DATE :

SENDER'S SIGNATURE
NO INSURANCE 1
Warrant that all details given herein are true and correct

Received in good order and condition A.M. /P.M.
Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us.
DO NOT KEEP CASH IN THE ENVELOPE.

TIME : 04:20 PM
www.shreetirupaticourier.net

RECEIVED BY
SHREE BALVI ENTERPRISES-MUMBAI.

BRANC

TERMS & CONDITIONS

1. This memo is only for documents / parcel of papers / parcels of Goods.
2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
3. The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted by us. If such articles are enclosed without our information, the Company / Franchisee will just not be liable for the same. No claim shall be entertained for such articles.
4. Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No claim will be entertained for any Delay, Loss or Brakage for the same.
5. Sender's must indicate the actual and correct nature of goods.
6. In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2.
7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss - during its transit through other carrier - or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
8. No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
9. Subject to RAJKOT (Guj.) Jurisdiction only.

ગ્રાહકોને ખાસ સુચના :

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.