

## PROFORMA INVOICE

|   |   |  |   |                     |
|---|---|--|---|---------------------|
| <br><b>VASTUKALA</b><br><small>Unleashing Excellence</small>   | <b>Vastukala Consultants (I) Pvt. Ltd.</b><br>B1-001, U/B FLOOR,<br>BOOMERANG, CHANDIVALI FARM ROAD,<br>ANDHERI-EAST, MUMBAI - 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.co.in | Invoice No.<br><b>PG-3484/24-25</b>  | Dated<br><b>5-Dec-24</b>                      |                     |
|   | Delivery Note   | Mode/Terms of Payment  |   |                     |
|   | Reference No. & Date.   | Other References   |   |                     |
| Buyer (Bill to)<br><b>AXIS BANK-AURANGABAD Regional Legal &amp; Tech. Manager</b><br>Axis Bank   Stellar Enclave   Shop No 203-204<br>2nd Floor   Above McDonalds   Aundh, Pune – 411 007<br>GSTIN/UIN : 27AAACU2414K1ZF<br>State Name : Maharashtra, Code : 27 | Buyer's Order No.   | Dated  |   |                     |
|   | Dispatch Doc No.<br><b>12563/2309390</b>  | Delivery Note Date   |   |                     |
|   | Dispatched through  | Destination  |   |                     |
|   | Terms of Delivery   |  |   |                     |
| SI No.  | Particulars   | HSN/SAC  | Amount  |                     |
| 1   | <b>VALUATION FEE</b><br><br><i>Tilwadi (7112124)</i><br><i>160300174755.</i><br><i>Ame</i>  | 997224   | <b>3,000.00</b><br>CGST 270.00<br>SGST 270.00 |                     |
| Total   |   |  | <b>₹ 3,540.00</b>                             |                     |
| Amount Chargeable (in words)  |   |  | E. & O.E                                      |                     |
| <b>Indian Rupee Three Thousand Five Hundred Forty Only</b>  |   |  |   |                     |
| HSN/SAC   | Taxable Value   | CGST<br>Rate    Amount   | SGST/UTGST<br>Rate    Amount                  | Total<br>Tax Amount |
| 997224  | 3,000.00  | 9%    270.00   | 9%    270.00                                  | 540.00              |
| <b>Total</b>  | <b>3,000.00</b>   | <b>270.00</b>  | <b>270.00</b>                                 | <b>540.00</b>       |
| Tax Amount (in words) : <b>Indian Rupee Five Hundred Forty Only</b>   |   |  |   |                     |
| Remarks:<br>12563/2309390 Sanjay Baburao Jogdand- Plot No.<br>168, 169, 170, Gut No. 358, Taroda Budruk Road,<br>Mauje - Taroda Bu. Tal. & Dist. Nanded,<br>PIN – 431 605, State – Maharashtra, Country -<br>India.   |   | Company's Bank Details<br>Bank Name : <b>ICICI BANK LTD</b><br>A/c No. : <b>123105000319</b><br>Branch & IFS Code : <b>MIG Colony, Bandra (E.), Mumbai &amp; ICIC0001231</b> |   |                     |
| Company's PAN : <b>AADCV4303R</b>   |   | <br>UPI Virtual ID : vastukala@icici   |   |                     |
| Declaration<br>NOTE – AS PER MSME RULES INVOICE NEED<br>TO BE CLEARED WITHIN 45 DAYS OR INTEREST<br>CHARGES APPLICABLE AS PER THE RULE.<br>MSME Registration No. - 27222201137  |   |  |   |                     |
|   |   | for Vastukala Consultants (I) Pvt. Ltd.<br><small>ASHMITA JAYSHINBHARWAD</small><br><small>Digital Signature on 05/12/2024 15:06:33</small><br><b>Authorized Signatory</b>   |   |                     |

This is a Computer Generated Invoice



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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 / Nanded Branch / Sanjay Baburao Jogdand (012563 / 2309390) Page 2 of 12

Vastu/Nanded/12/2024/012563 /2309390

05/33-88-BHBS

Date: 05.12.2024

### VALUER'S OPINION REPORT

This is to certify that the property situated on Plot No. 168, 169, 170, Gut No. 358, Taroda Budruk Road, Mauje - Taroda Bu. Tal. & Dist. Nanded, PIN – 431 605, State – Maharashtra, Country – India is belonging to **Sanjay Baburao Jogdand**.

Boundaries of the property.

|       | As Per Site       | As per mail     |
|-------|-------------------|-----------------|
| North | : Plot No. 167    | Plot No. 167    |
| South | : Shiv Road       | Road            |
| East  | : Gut No. 357     | 30 ft wide Road |
| West  | : 30 ft wide Road | Gut No. 357     |

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:

|   |                           |
|---|---------------------------|
| <b>Guideline Value of the Property</b>              | <b>Rs. 17,42,529.00</b>   |
| <b>Fair Market Value of the Property</b>            | <b>Rs. 1,12,42,770.00</b> |
| <b>Realizable Value of the Property</b>             | <b>Rs. 1,01,18,493.00</b> |
| <b>Forced/ Distress Sale value of the Property.</b> | <b>Rs. 89,94,216.00</b>   |

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 19:20:38 +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  
Email: [nanded@vastukala.co.in](mailto:nanded@vastukala.co.in) | Tel: +91 2462 244288 +91 94221 71100

**Our Pan India Presence at:**

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

**Regd. Office**

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

+91 2247495919

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GST No: 27BDKPT0721R1ZW



Shree **TIRUPATI**®

**COURIER SERVICES PVT. LTD.**

**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,<br>ANDHERI (E)            | PUNE        | 07-12-24                  | 160300174756 |
| SENDER<br>VASTUKALA CONS<br>GST No. : |             | RECEIVER<br>SANDESH BURDE |              |

| DESCRIPTION OF CONTENTS     | DECLARED VALUE | WEIGHT | FREIGHT CHARGE | TOTAL AMOUNT                          |
|-----------------------------|----------------|--------|----------------|---------------------------------------|
| DOCUMENTS<br>Mo- 8452984112 | 0.00           |        | 200.00         | 67.80                                 |
|                             |                |        |                | SGST[9.00]: 6.10<br>CGST[9.00%]: 6.10 |

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 : \_\_\_\_\_  
Received in good order and condition ..... A.M. /P.M.

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

TIME : 04:20 PM  
[www.shreetirupaticourier.net](http://www.shreetirupaticourier.net)

Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us. DO NOT KEEP CASH IN THE ENVELOPE.

**RECEIVED BY**  
**SHREE BALVI ENTERPRISES-MUMBAI.**

BRANC

P.T.O.

## TERMS & CONDITIONS

1. This memo is only for document / packet 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 / frige 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 and 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.