

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.	Dated																										
	PG-3481/24-25	5-Dec-24																										
	Delivery Note	Mode/Terms of Payment																										
	Reference No. & Date.	Other References																										
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.	Delivery Note Date																										
	12564/2309387																											
	Dispatched through	Destination																										
	Terms of Delivery																											
<table border="1"> <thead> <tr> <th>SI No.</th> <th>Particulars</th> <th>HSN/SAC</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td> VALUATION FEE  </td> <td>997224</td> <td> 3,000.00 CGST 270.00 SGST 270.00 </td> </tr> <tr> <td colspan="3">Total</td> <td>₹ 3,540.00</td> </tr> </tbody> </table>				SI No.	Particulars	HSN/SAC	Amount	1	VALUATION FEE 	997224	3,000.00 CGST 270.00 SGST 270.00	Total			₹ 3,540.00													
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Tax Amount (in words) : Indian Rupee Five Hundred Forty Only																												
<div style="display: flex; justify-content: space-between;"> <div> Remarks: 12564/2309387 Sanjay Baburao Jogdand - Land Bearing on Plot No. 62, Gut No. 136, Mauje - Taroda Khu. Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. Nanded, 431 605, PIN - 431 605, 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 </div> <div> 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 </div> </div>																												
<div style="display: flex; justify-content: space-between;"> <div> for Vastukala Consultants (I) Pvt. Ltd. <small>ASMITA JAYSHING RATHOD</small> <small>Digitally signed on 01-12-2024 16:31:02</small> Authorized Signatory </div> </div>																												

This is a Computer Generated Invoice



VASTUKALA

www.vastukala.co.in

Valuation Report Prepared For: Axis Bank / Sanjay Baburao Jogdand (012564 /2309387)

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Vastu/Nanded/12/2024/012564/2309387

05/30-85 -BHBS

Date: 05.12.2024

Vastukala Consultants (I) Pvt. Ltd.

VALUER'S OPINION REPORT

This is to certify that the property situated on Land Bearing on Plot No. 62, Gut No. 136, Mauje - Taroda Khu. Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. Nanded 431605, PIN – 431 605, State – Maharashtra, Country - India is belongs to **Sanjay Baburao Jogdand**.

Boundaries of the property.			
		As Per Site	As per mail
North	:	Plot No. 63	Plot No. 63
South	:	30 Ft. wide Road	30 Ft. wide road
East	:	Road	Open Space
West	:	Open Space & Vitthal mandir	20 Ft. wide road

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. 11,23,400.00
Fair Market Value of the Property	Rs. 92,25,000.00
Realizable Value of the Property	Rs. 83,02,500.00
Forced/ Distress Sale value of the Property.	Rs. 73,80,000.00

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
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.12.05 18:25:01 +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

Nanded: 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S.), INDIA
Email: nanded@vastukala.co.in | Tel: +91 2462 244288 +91 94221 71100

Regd. Office

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Powai, Andheri East, Mumbai: 400072, (M.S.), India

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Aurangabad Pune Indore Jaipur

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mumbai@vastukala.co.in
www.vastukala.co.in



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, 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
Mo- 8452984112 DOCUMENTS	0.00		200.00	67.80
				SGST[9.00]: 6.10 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.

SENDER'S SIGNATURE

NO INSURANCE

I Warrant that all details given herein are true and correct

TIME :

04:20 PM

RECEIVER'S SIGNATURE & RUBBER STAMP

NAME :

DATE :

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.

RECEIVED BY

SHREE BALVI ENTERPRISES-MUMBAI.

www.shreetirupaticourier.net

BRANC

TERMS & CONDITIONS

1. This memo is only for document / 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 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 છતાં અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.