



PROFORMA INVOICE

 VASTUKALA <small>Unleashing 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-3489/24-25	Dated 5-Dec-24		
	Delivery Note	Mode/Terms of Payment AGAINST REPORT			
	Reference No. & Date. PG-3489/24-25 dt. 5-Dec-24	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. 12565/2309395		Delivery Note Date			
Dispatched through		Destination			
Terms of Delivery					
Sl No.	Particulars	HSN/SAC	Amount		
1	VALUATION FEE <div style="text-align: right; font-family: cursive;"> 7112125 160300174756. Amc </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
			Rate	Amount	Rate
			Amount	Rate	Amount
	997224	3,000.00	9%	270.00	9%
	Total	3,000.00		270.00	540.00
Tax Amount (in words) : Indian Rupee Five Hundred Forty Only					
Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 123105000319 Branch & IFS Code : MIG Colony, Bandra (E.), Mumbai & ICIC0001231					
Remarks: 12565/2309395 Suresh Ganesh Rudrakanthwar -Building bearing on Survey No. 46 & 47, CTS No. 3933, Muncipal No. 3-1-349, Pin No. 4040300963, "Om Plaza", Dr. Lane (Old Ghamodiya Factory), Mouje – Vazirabad, PIN-431 601 Tal. & Dist. – Nanded, 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			UPI Virtual ID : vastukala@icici for Vastukala Consultants (I) Pvt. Ltd. <small>ASMITA JAYSING RATHOD</small> <small>Digitally signed on 07-12-2024 13:16:04</small> Authorized Signatory		

This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

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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 / Suresh Ganesh Rudrakanthwar.(012565/2309395)

Page 2 of 13

Vastu/Nanded/12/2024/012565 /2309395

05/38-93-BHBS

05.12.2024

VALUER'S OPINION REPORT

This is to certify that the property situated Building bearing on Survey No. 46 & 47, CTS No. 3933, Plot No. 19/A & 19/B, Municipal No. 3-1-349, Pin No. 4040300963, "Om Plaza", Dr. Lane (Old Ghamodiya Factory), Mouje – Vazirabad, PIN-431 601, Tal. & Dist. – Nanded, State – Maharashtra, India is belonging to **Suresh Ganesh Rudrakanthwar**.

Boundaries of the property.

North	: Plot No. 20, 21 & Part of Plot No. 22
South	: 12.00 M wide Road
East	: 12.00 M wide Road
West	: Plot No. 18

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. 63,98,712.00
Fair Market Value of the Property	Rs. 1,16,44,900.00
Realizable Value of the Property	Rs. 1,04,80,410.00
Forced/ Distress Sale value of the Property.	Rs. 93,15,920.00

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: 2024.12.06 11:00:13 +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.

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Our Pan India Presence at:

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

Regd. Office

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GST No. 27BDKPT0721R1Z



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
DOCUMENTS Mo- 8452984	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.

SENDERS SIGNATURE **NO INSURANCE!**
I Warrant that all details given herein are true and correct

TIME : 04:20 PM

www.shreetirupaticourier.net

RECEIVER'S SIGNATURE & RUBBER STAMP
NAME :
Received in good order and condition

DATE :
..... 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.

Total.Amt: 80.00

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 / 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 છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.