


# PROFORMA INVOICE

 <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADC4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated	
	PG-3496/24-25	6-Dec-24	
	Delivery Note	Mode/Terms of Payment	
	Reference No. & Date.	Other References	
Buyer (Bill to) <b>AXIS BANK-AURANGABAD Regional Legal &amp; Tech. Manager</b> Axis Bank   Stellar Enclave   Shop No 203-204 2nd Floor   Above McDonalds   Aundh, Pune - 411 007 GSTIN/UIN : 27AAACU2414K1ZF State Name : Maharashtra, Code : 27	PG-3496/24-25 dt. 6-Dec-24		
	Buyer's Order No.	Dated	
	Dispatch Doc No.	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

Sl No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>  <div style="text-align: right;"> <b>CGST</b>  <b>SGST</b> </div> <p style="color: blue; font-style: italic;">Timpali (7112124) 160300174756. Pune.</p>	997224	<b>3,000.00</b> <b>270.00</b> <b>270.00</b>
<b>Total</b>			<b>₹ 3,540.00</b>


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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

**Remarks:**  
 12884/2309402 Name of Client: Sow.  
 Chandrabhagabai W/o. Omprakash Gilda-M. H. No.  
 3-1-512, 513, Pin No. 4040301694, Plot in C.T.S.  
 No. 3330, Near Apollo Digital Samsung Store,  
 Opposite to S. P. Office, Kalamandir to Vazirabad  
 Road, Vazirabad Chowk, Mouje Vazirabad, PIN -  
 431 601 Tal. & Dist. - Nanded, State - Maharashtra,  
 India.  
 Company's PAN : **AADC4303R**  
**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.**  
ASHITA JAYSHING RATHOD  
Digitally signed on 01-12-2024 15:27:00  
**Authorized Signatory**

This is a Computer Generated Invoice



VASTUKALA

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 (012884 / 2309402) Page 2 of 13

Vastu/Nanded/12/2024/012884 /2309402

06/4-100-BHBS

Date: 06.12.2024

### VALUER'S OPINION REPORT

This is to certify that the property situated M. H. No. 3-1-512, 513, Pin No. 4040301694, Plot in C.T.S. No. 3330, Near Apollo Digital Samsung Store, Opposite to S. P. Office, Kalamandir to Vazirabad Road, Vazirabad Chowk, Mouje Vazirabad, PIN - 431 601, Tal. & Dist. - Nanded, State - Maharashtra, India is belonging to **Shri. Omprakash S/o. Kannaiyalal Gilda.**

Boundaries of the property.

	As Per Site	As per mail
North	: Property of Agarwal	House of Agarwal
South	: Property of Shri Gangasharan Mirkut Agarwal	House of Gangasharan Mirkut Agarwal
East	: 3.05 M wide Road	Cement Road
West	: Kalamandir to Vazirabad Road	House of Mrs. Chandrabhagabai Gilda

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. 1,08,74,718.00
Fair Market Value of the Property	Rs. 2,72,80,995.00
Realizable Value of the Property	Rs. 2,45,52,896.00
Forced/ Distress Sale value of the Property.	Rs 2,18,24,796.00

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: 2024.12.06 12:07:28 +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.G.S Stadium Complex, Nanded - 431 602, (M.S.), INDIA  
Email: 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

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.

SENDERS 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)

RECEIVER'S SIGNATURE & RUBBER STAMP

NAME :

Received in good order and condition

DATE :

Total Amt: 80.00

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

PTO.



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