

**PROFORMA INVOICE**  
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 <b>Vastukala Consultants (I) Pvt. Ltd.</b> 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-3825/24-25	23-Dec-24
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC KALYAN Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	PG-3825/24-25 dt. 23-Dec-24	
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	13234/2309731	
Dispatched through	Destination	
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>2,500.00</b>
	<b>CGST</b>		<b>225.00</b>
	<b>SGST</b>		<b>225.00</b>
	Total		<b>₹ 2,950.00</b>

*Datta*

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:  
 13234/2309731 Hina Sachin Maru - Residential Flat No. 110, 1st Floor, Building No 1, "Mangeshi Sohan", Opp. Lawrence School, Adharwadi Jail Road, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301.  
 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. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt. Ltd.  
ASMITA JAYSING RATHOD  
 Digitally signed on 23-12-2024 15:47:04  
 Authorised Signatory

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 110, 1<sup>st</sup> Floor, Building No 1, "Mangeshi Sohan", Opp. Lawrence School, Adharwadi Jail Road, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301 belongs to **Hina Sachin Maru**.

Boundaries	:	Building	Flat
North	:	Internal Road	Road
South	:	Internal Road	Passage
East	:	Mhasoba Nagar Road	Open Space
West	:	Deepak Castle Building	Open Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 38,00,000.00 (Rupees Thirty Eight Lakh Only)**.

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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.23 16:02:25 +05'30'

*Arind*  
Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

**Thane:** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
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**Regd. Office**

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