


PROFORMA INVOICE

Tax 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-3819/24-25 | Dated 23-Dec-24 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT | |
| | Reference No. & Date. PG-3819/24-25 dt. 23-Dec-24 | Other References | |
| | Buyer (Bill to) UNION BANK OF INDIA -SAMB FORT BRANCH SAMP FORT BRANCH Bharat House, Ground floor, 104 M S Marg fort, Mumbai 400001 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27 | Buyer's Order No. Dated | |
| | Dispatch Doc No. 13269/2309725 | Delivery Note Date | |
| | Dispatched through | Destination | |
| | Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | Amount |
|--------------|----------------------|---------|--------------------|
| 1 | VALUATION FEE | 997224 | 20,000.00 |
| | CGST | | 1,800.00 |
| | SGST | | 1,800.00 |
| Total | | | ₹ 23,600.00 |

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twenty Three Thousand Six Hundred Only

| HSN/SAC | Taxable Value | CGST | | SGST/UTGST | | Total Tax Amount |
|--------------|---------------|------|-----------------|------------|-----------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 20,000.00 | 9% | 1,800.00 | 9% | 1,800.00 | 3,600.00 |
| Total | | | 1,800.00 | | 1,800.00 | 3,600.00 |

Tax Amount (in words) : **Indian Rupee Three Thousand Six Hundred Only**

Company's Bank Details

Bank Name **UNION BANK OF INDIA**
 A/c No. **635301010050194**
 Branch & IFS Code: **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

13269/2309725 M/s. Vedant Spaces Pvt. Ltd., N. A. Land located on Gut No. 1040 (Old Gut No 465), Opposite Rhodium Pvt Ltd., Village Pirangut, Taluka – Mulshi, District – Pune, Pin Code – 412 115, Maharashtra, India

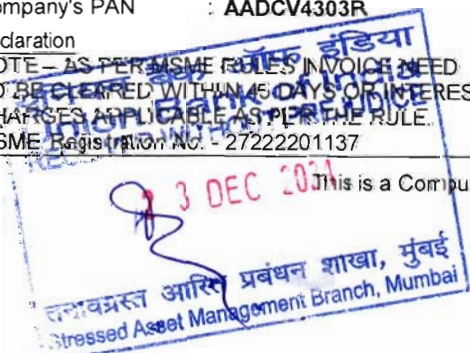
Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE DECLARED WITHIN 45 DAYS OF INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt. Ltd.

ANIRBTA JAYSHINGH RATHOD
 Registered Chartered Accountant
 ANCHER 7557196427 8918002000000000



This is a Computer Generated Invoice

VALUATION OPINION REPORT

This is to certify that the property bearing N. A. Land located on Gut No. 1040 (Old Gut No 465), Opposite Rhodenum Pvt Ltd., Village Pirangut, Taluka – Mulshi, District – Pune, Pin Code – 412 115, Maharashtra, India belongs to **M/s. Vedant Spaces Pvt. Ltd.**

Boundaries of the property.

| | | |
|-------|---|--|
| North | : | Open Plot & Rhodenum Pvt. Ltd. Factory |
| South | : | Open Plot & Approach Road |
| East | : | Open Plot |
| West | : | Open Plot |

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 and **Fair market value for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ₹ 23,24,60,000.00 (Rupees Twenty Three Crores Twenty Four Lakhs Sixty Thousand 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 valuation report.

Hence certified

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

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer &

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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: 2024.12.21 11:08:22 +05'30'

Auth. Sign.



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

Debit Note

| | | | |
|--|---|--|---------------------------|
|  VASTUKALA <small>Linking 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 | Debit Note No. 39 | Dated 23-Dec-24 |
| | | Original Invoice No. & Date. PG-3819/24-25 dt. 23-Dec-24 | Other References |
| Buyer (Bill to) UNION BANK OF INDIA -SAMB FORT BRANCH SAMB FORT BRANCH Bharat House, Ground floor, 104 M S Marg fort, Mumbai 400001 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27 | | | |

| SI No. | Particulars | Amount |
|---|----------------------------------|-------------------|
| 1 | PRINTING & STATIONERY | 2,190.00 |
|  | | |
| Total | | ₹ 2,190.00 |

Amount Chargeable (in words)

Indian Rupee Two Thousand One Hundred Ninety Only

E. & O.E

Remarks:

13269/2309725 Vedant Spaces Pvt. Ltd

Documentation charges

Company's PAN : **AADCV4303R**

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**

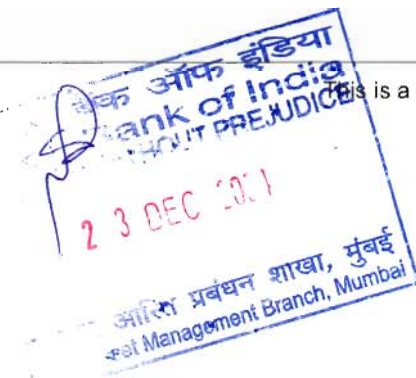
A/c No. : **635301010050194**

Branch & IFS Code: **Bandra East & UBIN0563536**

for Vastukala Consultants (I) Pvt. Ltd.

Pooja Dagare

Authorised Signatory



This is a Computer Generated Document

युनायटेड बैंक ऑफ इंडिया
Union Bank of India
RECOVER WITHOUT PREJUDICE
21 DEC 2024
असेट्स आणि प्रबंधन शाखा, मुंबई
Assets Management Branch, Mumbai