


**PROFORMA INVOICE**

 <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. <b>PG-3876/24-25</b>	Dated <b>26-Dec-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date. <b>PG-3876/24-25 dt. 26-Dec-24</b>	Other References
	Buyer's Order No.	Dated
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	Dispatch Doc No. <b>13323/2309783</b>	Delivery Note Date
	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>
<b>Total</b>			<b>₹ 2,950.00</b>

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:**  
 13323/2309783 Mrs. Sunita Parmar & Mr. Ravinder Singh Parmar - Residential Flat No. 613, 6th Floor, Wing - C, Tower - T-3, "Crosstown - II", Crosstown II C Wing in Layout Project 'One Kalyan', Plot No. 6 (Pt), 7, 8, Section 7A, Sheet No. 92, 93 & 94, Village - Ulhasnagar - 1, Taluka - Ulhasnagar, District - Thane, PIN Code - 421 001, 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

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 26-12-2024 12:59:22  
 Authorized Signatory

This is a Computer Generated Invoice

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 613, 6<sup>th</sup> Floor, Wing - C, Tower - T-3, "**Crosstown - II**", Crosstown II C Wing in Layout Project 'One Kalyan', Plot No. 6 (Pt), 7, 8, Section 7A, Sheet No. 92, 93 & 94, Village - Ulhasnagar - 1, Taluka - Ulhasnagar, District - Thane, PIN Code - 421 001, State - Maharashtra, India belongs to **Mrs. Sunita Parmar & Mr. Ravinder Singh Parmar.**

### Boundaries of the property

North	: B. K. Birla Marg
South	: Slum Area
East	: Under Construction Building
West	: Internal Road

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 **₹ 45,12,500.00 (Rupees Forty Five Lakh Twelve Thousand Five Hundred Only) After completion of construction works.** At the time of site visit, excavation work was in progress.

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: 2024.12.26 13:42:29 +05'30'

*Avin*

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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Our Pan India Presence at :

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**Regd. Office**

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