PROFORMA INVOICE



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. Dated PG-4053/24-25 7-Jan-25 **Delivery Note** Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References PG-4053/24-25 dt. 7-Jan-25 Buyer's Order No. Dated Dispatch Doc No. Delivery Note Date 13469/2309964 Dispatched through Destination

Buyer (Bill to)

STATE BANK OF INDIA

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

Terms of Delivery

		HSN/SAC	Amount
VALUATION FEE		997224	2,500.00 225.00 225.00
	Tabl		l₹ 2,950.00
	VALUATION FEE	CGST	CGST

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Remarks:

13469/2309964 Mrs. Swati Ajit Mhaskar & Mr. Ajit Tukaram Mhaskar Residential Flat No. 709, 7th Floor, "Morya Heights", Swami Vivekananda Nagar, Near Vasind Railway Station, Plot No. 1, 2 & 3, Station Road, Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, 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. : 3

340505000531

Branch & IFS Code: THANE CHARAI & ICIC0003405



JPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt. Ltd.

ASMITA JAYSING RATHOD
Digitally algred on 06-01-2026 10:30:12



MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/01/2025/013469/2309964 22/13-83-PSVS Date: 07.01.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 709, 7th Floor, "Morya Heights", Swami Vivekananda Nagar, Near Vasind Railway Station, Plot No. 1, 2 & 3, Station Road, Village - Vasind, Taluka -Shahapur, District - Thane, PIN Code - 421 601, State - Maharashtra, India belongs to Mrs. Swati Ajit Mhaskar & Mr. Ajit Tukaram Mhaskar.

Boundaries of the property

Hemachandra Nehate Housing Complex North

Yashwantrao Residence Housing society South

Fast Internal Road

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 ₹ 49,36,000.00 (Rupees Forty Nine Lakh Thirty Six Thousand Only) After completion of construction works. As per Site Inspection 82% Construction Work is Completed.

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

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=lN Date: 2025.01.07 10:25:57 +05'30'

Director

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



Correction Report
Criven to Curry Yodar
On the Date 23 Jan. 2025.

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA Email:thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

Our Pan India Presence at:

Nashik
Raikot

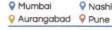
Raipur

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



♀Indore