


PROFORMA INVOICE

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

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

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
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. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt. Ltd.

ASMITA JAYSING RATHOD
 Digitally signed on 08-01-2025 10:30:12
 Authorized Signatory



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 29

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

North : Hemachandra Nehate Housing Complex
South : Yashwantrao Residence Housing society
East : 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**
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: 2025.01.07 10:25:57 +05'30'

Avinad
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
Given to Gurni Yadav
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 :

📍 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

