


Thane

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-4168/24-25	16-Jan-25
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	PG-4168/24-25 dt. 16-Jan-25	ASMITA SURYAWANSHI/9892314374
Buyer (Bill to)	Buyer's Order No.	Dated
STATE BANK OF INDIA - WAGLE ESTATE WAGLE ESTATE BRANCH State Bank Building, 1st Floor, Plot No. B-35, Road No. 22, Near Wagle Circle, Wagle Industrial Estate, Thane – 400 604 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	13615/2310078	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	12,000.00
	CGST		1,080.00
	SGST		1,080.00
Total			₹ 14,160.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Fourteen Thousand One Hundred Sixty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	12,000.00	9%	1,080.00	9%	1,080.00	2,160.00
Total			1,080.00		1,080.00	2,160.00

Tax Amount (in words) : **Indian Rupee Two Thousand One Hundred Sixty Only**

Remarks:
 13615/2310078 M/s. Keystone Lifespaces Pvt. Ltd. -Commercial Office Nos. 201 to 206, 2nd Floor, Building – A, "Keystone Altura", Near Ginger Hotel, Wakad, Pimpri – Chinchwad, Pune – 411057, 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 16-01-2025 14:55:55
 Authorized Signatory

This is a Computer Generated Invoice

RECEIVED ON

Dt.: 20/01/25

SBI, SME Wagle Branch

[Signature]



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.

Valuation Report / SBI / Wagle Industrial Estate Branch / M/s. Keystone Lifespaces Pvt. Ltd. (013615/ 2310078) Page 2 of 33

Vastu/Thane/01/2025/013615/ 2310078
16/11-197 -SKBS
Date: 16.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Nos. 201 to 206, 2nd Floor, Building – A, “**Keystone Altura**”, Near Ginger Hotel, Wakad, Pimpri – Chinchwad, Pune – 411057, Maharashtra, India belongs to **M/s. Keystone Lifespaces Pvt. Ltd.**

Boundaries of the property.

North : Keystone Altura Residential Building
South : Dange Chowk Road
East : Hotel Key Inn
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 for this particular purpose at **₹ 17,09,49,920.00 (Rupees Seventeen Crore Nine Lakh Forty Nine Thousand Nine Hundred Twenty 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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered 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.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.16 16:07:12 +05'30'

Auth. Sign.



Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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