

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. PG-4422/24-25	Dated 31-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date. PG-4422/24-25 dt. 31-Jan-25	Other References SAYALI BANGAR/8097275708
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. 14012/2310340	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	7,500.00
	CGST		675.00
	SGST		675.00
	Total		₹ 8,850.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Eight Thousand Eight Hundred Fifty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	7,500.00	9%	675.00	9%	675.00	1,350.00
Total	7,500.00		675.00		675.00	1,350.00



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

Company's Bank Details
 Bank Name : ICICI BANK LTD
 A/c No. : 340505000531
 Branch & IFS Code : THANE CHARAI & ICIC0003405

Remarks:
 14012/2310340 Mr. Abhishek Tiwary S/O Akhilanand Tiwary - Residential Land Bearing on Plot No. 303, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village - Nadhal, Taluka - Khalapur, Dist. - Raigad, PIN - 410 206, State - Maharashtra, Country - 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


 UPI Virtual ID : VASTUKALATHANE@icici
 for Vastukala Consultants (I) Pvt. Ltd.

 Authorised Signatory

This is a Computer Generated Invoice

Datta

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RACPC Kalyan / Mr. Abhishek Tiwary S/O Akhilanand Tiwary (14012/2310340) Page 3 of 28

Vastu/Thane/01/2025/14012/2310340

31/14-459-VSU

Date: 31.01.2025

1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing on Plot No. 303, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village – Nadhal, Taluka – Khalapur, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India belongs to **Mr. Abhishek Tiwary S/O Akhilanand Tiwary.**

Boundaries of the property

North : Plot No. 302
South : Plot No. 304
East : Plot No. 292
West : 9 Mtr 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 –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	62,40,000/-	61,15,200/-	49,92,000/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified.

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

**Manoj
Chalikwar**

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

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: 2025.01.31 16:46:09 +05'30'

Auth. Sign.



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Our Pan India Presence at :


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