

PROFORMA INVOICE

 VASTUKALA <small>Unlocking 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-4421/24-25	Dated 31-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date. PG-4421/24-25 dt. 31-Jan-25	Other References SAYALI BANGAR/8097275708	
	Buyer's Order No.	Dated	
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		Dispatch Doc No. 14014/2310339	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			

Sl 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**

Remarks:
 14014/2310339 Mr. Santosh Kumar Tiwari S/O
 Shailendra Kumar Tiwari & Mrs. Neelam Tiwari W/O
 Shailendra Kumar Tiwari - Residential Land Bearing on
 Plot No. 289, 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

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.

Ratthod
 Authorised Signatory

This is a Computer Generated Invoice

Datta



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 / RACPC Kalyan / Mr. Santosh Kumar Tiwari S/O Shailendra Kumar Tiwari (14014/2310339) Page 3 of 28

Vastu/Thane/01/2025/14014/2310339

31/13-458-VSU

Date: 31.01.2025

1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing on Plot No. 289, 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. Santosh Kumar Tiwari S/O Shailendra Kumar Tiwari & Mrs. Neelam Tiwari W/O Shailendra Kumar Tiwari.**

Boundaries of the property

North : Plot No. 299
South : Plot No. 288
East : 9 Mtr Road
West : Plot No. 306

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

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 16:18:50 +05'30'

Auth. Sign.



Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl: Valuation report.

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

BI-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