

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5917/22-23	Dated 23-Mar-23	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Buyer (Bill to) State Bank of India Racpc Nashik Patel road 1st Floor, Patel Plaza, N. D. Patel Road, Opp. BSNL Landmark Seawoods Navratna Hotel, Nashik – 422 001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 30524 / 46266	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	1,500.00
				CGST
				135.00
				SGST
				135.00
	Bill Details: New Ref PG-5917/22-23			1,770.00 Dr
	Total			₹ 1,770.00

Amount Chargeable (in words) E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Remarks:
 Sau. Anjusha Pramod Dusane & Sau. Shubhangi Satish Jagtap. Name of Proposed Purchaser: Shri. Sunil Baliram Shirsath & Sau. Manisha Sunil Shirsath - Residential Row House No. 36 / 3, "Shree Kalash Row House", Survey No. 493 / 9 (Old Gat No. 120 / 1), Plot No. 36, Near Shining Star English Medium School, Konark Nagar, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE C/FARFD WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code : **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 36 / 3, "Shree Kalash Row House", Survey No. 493 / 9 (Old Gat No. 120 / 1), Plot No. 36, Near Shining Star English Medium School, Konark Nagar, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India belongs to Owner of **Sau. Anjusha Pramod Dusane & Sau. Shubhangi Satish Jagtap**. Name of Proposed Purchaser: **Shri. Sunil Baliram Shirsath & Sau. Manisha Sunil Shirsath**.

Boundaries of the property.

Boundaries of the property		Plot	Row House
North	:	Open Plot	Open Plot
South	:	Road	Road
East	:	Open Plot	Row House No. 4
West	:	Road	Row House No. 2

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 ₹ **41,24,400.00 (Rupees Forty One Lakh Twenty Four Thousand Four Hundred 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
BABURAO
CHALIKWAR
Director**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMIN,
2.5.4.20=9822b6c4fed35dc03e0c739e2686913490c2d4
33d41333115279b17a18b5652; postalCode=400006
st=Maharashtra,
serialNumber=41a56a566ab8c89d6b2a55a8f0c2f4e4
1f11bd2e399e782c29a327b623bfc; cm=MANOJ
BABURAO CHALIKWAR
Date: 2023.03.23 12:08:31 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star,
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