

PROFORMA INVOICE

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|---|--|--|
| 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-6004/22-23 | Dated 25-Mar-23 |
| Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 30617 / 46355 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 3,000.00 |
| | CGST | | | 270.00 |
| | SGST | | | 270.00 |
| Total | | | | ₹ 3,540.00 |

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 3,000.00 | 9% | 270.00 | 9% | 270.00 | 540.00 |
| Total | 3,000.00 | | 270.00 | | 270.00 | 540.00 |

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:

"Shri. Pramodkumar Madan Chaurasiya & Shri. Sunil Madan Chaurasiya - Residential Land and Proposed Building on Plot No. 32, Ground + 3rd Floor, Survey No. 60/1/1, Near Rainbow Kids English Medium School, Dhruv Nagar, Satpur Link Road, Mouje - Gangapur, Taluka & District - Nashik, PIN - 422 007, 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 - 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

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report Prepared For: UBI / Gangapur Road Branch Shri. Pramodkumar Madan Chaurasiya (30617/46355) Page 2 of 22

Vastu/Nashik/03/2023/30617/46355
25/05-548-CCV
Date: 25.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Building on Plot No. 32, Ground + 3rd Floor, Survey No.60/1/1, Near Rainbow Kids English Medium School, Dhruv Nagar, Satpur Link Road, Mouje – Gangapur, Taluka & District - Nashik, PIN - 422 007, State - Maharashtra, Country – India belongs to **Shri. Pramodkumar Madan Chaurasiya & Shri. Sunil Madan Chaurasiya & Shri.Madam Bangali (Chaurasiya)**

Boundaries of the property.

North : Open Plot
South : Bungalow
East : Road
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 and valued for Fair Market Value purpose at **₹ 75,91,500.00 (Rupees Seventy Five Lakh Ninety One Thousand Five Hundred Only)**. As per Site Inspection work yet not started on Site..

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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.03.25 14:07:59 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

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