

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-6012/22-23</b>	Dated <b>25-Mar-23</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
Buyer (Bill to) <b>UNION BANK OF INDIA-PAWAN NAGAR</b> Plot No.10/15-C, Satyapooja Building Ambad, MIDC Road, Kamatwada, Pawan Nagar, Nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>30619 / 46363</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>1,000.00</b>
	<b>CGST</b>			<b>90.00</b>
	<b>SGST</b>			<b>90.00</b>
	Total			<b>₹ 1,180.00</b>

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
<b>Total</b>	<b>1,000.00</b>		<b>90.00</b>		<b>90.00</b>	<b>180.00</b>


Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

**Remarks:**  
 Smt. Snehal Premsing Pardeshi. Name of Proposed Purchaser: Shri. Sanjay Ambadas Sali - Residential Flat No. AF-7, First Floor, A-Wing, "Shree Arjun Co-op. Hsg. Soc. Ltd.", Survey No. 101 / 1, Plot No. 31 to 34, Near Hanuman Temple, Pandav Nagari, Pathardi Phata, Village - Wadala, Nashik - 422 009, 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 www.vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. AF-7, First Floor, A-Wing, "Shree Arjun Co-op. Hsg. Soc. Ltd.", Survey No. 101 / 1, Plot No. 31 to 34, Near Hanuman Temple, Pandav Nagari, Pathardi Phata, Village – Wadala, Nashik – 422 009, State – Maharashtra, Country – India belongs to **Smt. Snehal Premising Pardeshi**. Name of Proposed Purchaser: **Shri. Sanjay Ambadas Sali**.

Boundaries of the property:

Boundaries	Plot	Flat
North	B-Wing	Marginal Space
South	Road	Lobby, Staircase & Flat No. 8
East	Open Plot	B-Wing
West	Road	Flat No. 6

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 this particular purpose at ₹ 12,05,400.00 (Rupees Twelve Lakh Five 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

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.20=982286e4fad35cc08e0f78e208694c290f93d102f9311  
15270517a1809652, postalCode=400093, st=Maharashtra,  
serialNumber=41366566ab0c89d60a55a8f6c30f931102f9311,  
94e2872e29a827b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.25 15:53:54 +05'30'

Auth. Sign.



Nashik : 4, 1<sup>st</sup> 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
- Thane
- Delhi NCR
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Regd. Office : 121, 1st Floor, Ackruti Star,  
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