

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.	Dated
	PG-6180/22-23 Delivery Note	29-Mar-23 Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) UNION BANK OF INDIA-PIMPALNER BHAVSAR GALLI,532428, PIMPALNER, TALUKA-SAKRI, DIST DHULIA NASHIK GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	30769 / 46532	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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:

M/s. Vishwamangal Co. Op. Housing Society Ltd.
 Name of Proposed Purchaser: Mr. Girish Dhanraj Jain
 - Residential Flat No. 26, 7th Floor, "Vishwamangal Co. Op. Housing Society Ltd.", Survey No. 646 / 6B / 1A / 1A / 1 / 1 / 1A / 1 / 1A / 7, Plot No. 7 (Final Plot No. 247, C.T.S. No. 6716 / 8), Near City Pride Nashik Hotel, Next To Daulat Bungalow, Tilakwadi Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 002, 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.

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 26, 7th Floor, "**Vishwamangal Co. Op. Housing Society Ltd.**", Survey No. 646 / 6B / 1A / 1A / 1 / 1 / 1A / 1 / 1A / 7, Plot No. 7 (Final Plot No. 247, C.T.S. No. 6716 / 8), Near City Pride Nashik Hotel, Next To Daulat Bungalow, Tilakwadi Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 002, State – Maharashtra, Country – India belongs to **M/s. Vishwamangal Co. Op. Housing Society Ltd.** Name of Proposed Purchaser: **Mr. Girish Dhanraj Jain.**

Boundaries of the property:

Boundaries	Building	Flat
North	Bungalow	Marginal Space
South	Bungalow	Flat No. 28
East	Building	Marginal Space
West	Road	Flat No. 25

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 **₹ 57,20,000.00 (Rupees Fifty Seven Lakh Twenty Thousand Only)**. As per Site Inspection 64% Construction Work is Completed.

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

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., email=cmid@vastukala.org, c=IN
Date: 2023.03.30 12:13:56 +05'30'

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, Madhusa 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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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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