PROFORMA INVOICE Invoice No. Dated Vastukala Consultants (I) Pvt Ltd 27-Mar-23 PG-6094/22-23 Ackruti Star, 1st Floor, 121, Mode/Terms of Payment Central Road, MIDC, Andheri (E), **Delivery Note** Mumbai - 400 093 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buver's Order No. Dated Buyer (Bill to) STATE BANK OF INDIA **Delivery Note Date** Dispatch Doc No. CIDCO Colony (Vilholi) Branch 30697 / 46445 SME Centre, First Floor, Destination Dispatched through Lekha Nagar Bus Stop, Nashik-422009 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code: 27 Terms of Delivery

SI No.	Particulars		HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	1,500.00 135.00 135.00
		Total	/-		₹ 1,770.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax 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

Company's Bank Details Bank Name

: ICICI Bank Ltd - Nashik

345505001235

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455

Remarks:

Pratibha Yadavrao Maghade & Shri. Shahaji Mogalrao Lokhande -Residential Row House No. 3, Ground + First Floor, "Dhandai Row Houses Apartment", Survey No. 443/1, Plot No. 7 to 12, Near Namko Hospital, Pawar Mala, Ashwamegh Nagar, Village -Makhmalabad, Taluka & District - Nashik, PIN - 422 004, 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

UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice





An ISO 9001:2015 Certified Company www.vastukala.org



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / CIDCO Colony (Viholi) Branch / Pratibha Yadavrao Maghade (30697/46445)

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Vastu/Nashik/03/2023/30697/46445 28/04-636-CCV

Date: 27.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 3, Ground + First Floor, "Dhandai Row Houses Apartment", Survey No. 443/1, Plot No. 7 to 12, Near Namko Hospital, Pawar Mala, Ashwamegh Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN - 422 004, State - Maharashtra, Country - India belongs to Pratibha Yadavrao Maghade & Shri. Shahaji Mogalrao Lokhande.

Boundaries of the property.

Boundaries	Plot	Row House		
North	7.5 Meter Wide Colony Road	Row House No.4		
South	Adjacent Survey No.442	Row House No.2		
East	7.5 Meter Wide Colony Road	7.5 Meter Wide Colony Road		
West	Plot No.1 to 4	Marginal Space		

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 ₹ 40,01,580.00 (Rupees Forty Lakh One Thousand Five Hundred Eighty 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.

Sign

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAC

CHALIKWAR

Director

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, 1* Floor, Madhusha 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:

Nashik

♀ Aurangabad ♀ Pune Mumbai 9 Nanded Thane

P Delhi NCR

Indore ♀ Ahmedabad ♀ Jaipur

Raikot Raipur



Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org