## PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd 29-Mar-23 PG-6163/22-23 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. RACPC NASHIK BRANCH 30724 / 46516 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Dispatched through Destination Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code: 27 Terms of Delivery HSN/SAC GST Amount Particulars SI Rate No. 997224 18 % 1,500.00 **VALUATION FEE** (Technical Inspection and Certification Services) 135.00 CGST 135.00 SGST Total ₹ 1.770.00 E. & O.E Amount Chargeable (in words) Indian Rupee One Thousand Seven Hundred Seventy Only HSN/SAC Taxable Central Tax State Tax Total Tax Amount Rate Rate Amount Value Amount 135.00 135.00 270.00 1.500.00 9% 9% 997224 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 A/c No. Remarks: Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455 Name of Proposed Purchaser: Shri. Anuj Sushil Rathi Shrivam Joshi Smt. Prachi Anuj Rathi. Name of Owner: M/s. Samarth Developers - Residential Flat No. 702, 7th Floor, "Vistara", Survey No. 42 / 5 / 7 / 8 / 9 / 10, Plot No.19 & 20, Serene Meadows, Near Right Canel Road, Village - Anandwalli, Taluka & District - Nashik, Nashik - 422 013, State - Maharashtra, Country -India Company's PAN : AADCV4303R UPI Virtual ID : vastukalaconsul@icici Declaration for Vastukala Consultants (I) Pvt Ltd NOTE - AS PER MSME RULES INVOICE NEED TO

This is a Computer Generated Invoice



BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137



prised Signatory



An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI/RacpcNashik branch / Shri. Anuj Sushil Rathi& Other (30756/46515) Page 2 of 24

Vastu/Nashik/03/2023/30756/46515 29/34-704-VBSH

Date: 29.03.2023

## VALUATION OPINION REPORT

This is to certify that the property bearingResidential Flat No. 702, 7th Floor, "Vistara", Survey No. 42 / 5 / 7 / 8 / 9 / 10, Plot No.19 & 20, Serene Meadows, Near Right Canel Road, Village - Anandwalli, Taluka & District -Nashik, Nashik - 422 013, State - Maharashtra, Country - India.belongs to Shri. Anuj Sushil Rathi & Smt. Prachi Anuj Rathi.

Boundaries of the property:

| Flat No.701 & Lobby   |
|-----------------------|
| Flat No 701 & Lobby   |
| 1 101 110.101 0 2000) |
| Marginal Space        |
| Marginal Space        |
| 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 ₹81,97,900.00 (RupeesEighty One Lakh Ninety Seven Thousand Nine Hundred Only). As per Site Inspection 68% 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.

MANOJ BABURAO **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, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003 E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

Our Pan India Presence at:

 Mumbai Thane

Indore

Rajkot

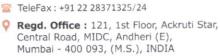
Raipur 🖁

Aurangabad Pune

 Nanded P Delhi NCR P Nashik

Ahmedabad 🕈 Jaipur

Sign.



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www.vastukala.org