

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. PG-6165/22-23	Dated 30-Mar-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 30759 / 46517	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	1,500.00
	CGST			135.00
	SGST			135.00
Total				₹ 1,770.00

Amount Chargeable (in words) E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

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

Remarks:

Mrs. Manisha Sanjay Patil (before marriage Ms. Manisha Balkrishna Patil) & Shri. Sanjay Baburao Patil - Residential Flat No. 402, 4th 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**

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

Shrinam Joshi

shy

[Signature]

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report Prepared For: SBI/RacpcNashik branch / Mrs. Manisha Sanjay Patil (before marriage Ms. Manisha Balkrishna Patil) &others (30759/46517) Page 2 of 24

Vastu/Nashik/03/2023/30759/46517
29/36-706-VBSH
Date: 29.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th 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 **Mrs. Manisha Sanjay Patil (before marriage Ms. Manisha Balkrishna Patil) & Shri. Sanjay Baburao Patil.**

Boundaries of the property:

Boundaries	Building	Flat
North	Open Plot	Flat No.401 & Lobby
South	Road	Marginal Space
East	Open Plot	Marginal Space
West	Road	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 (Rupees Eighty 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.

Auth. Sign.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003
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