

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-157/23-24	20-Apr-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
Buyer (Bill to) UNION BANK OF INDIA-DINDORI BRANCH Shop No. G1 2 Yraje Sankul, Opp. Janata English High School, Nasik Surat Highway Dindori. GSTIN/UIN : 27AAACU0564G5ZD State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	31031 / 2300159	
	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 %	1,000.00
	CGST			90.00
	SGST			90.00
Total				₹ 1,180.00

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
Total			90.00		90.00	180.00

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

Remarks:
 M/s. Dattaraj Developers. Name of Proposed Purchaser: Shri. Sanket Bapurao Deshmukh - Residential Flat No. 11, 3rd Floor, "Mauli Apartment", Gat No. 1081, Plot No. 22 to 23, Near Datta Krupa Super Speciality Hospital, Saputara Nashik Road, Village - Dindori, Taluka - Dindori, 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

[Handwritten Signature]
20/04/23



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report Prepared For: UBI / Dindori Branch/ Shri. Sanket Bapurao Deshmukh (31031/2300159) Page 2 of 22

Vastu/Nashik/04/2023/31031/2300159
19/10-156-RPV
Date 19.04.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 11, 3rd Floor, "Maui Apartment", Gat No. 1081, Plot No. 22 to 23, Near Datta Krupa Super Speciality Hospital, Saputara Nashik Road, Village – Dindori, Taluka – Dindori, District –Nashik, PIN Code – 422 002, State – Maharashtra, Country – India belongs **M/s. Dattaraj Developers**. Name of Proposed Purchaser: **Shri. Sanket Bapurao Deshmukh**.

Boundaries of the property:

Boundaries	Building	Flat
North	Road & Godawn	Lobby , Flat No.12 & Staircase
South	Building	Marginal Space
East	Bungalow	Flat No. 10
West	Open Plot	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 and valued for this particular purpose at **₹17,34,000.00 (Rupees Seventeen Lakh Thirty Four Thousand Only)**. As per Site Inspection 91% 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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt.Ltd.,
ou=CMD, email=cmd@vastukala.org,
Date: 2023.04.20 10:43:43 +05'30'

C.M.D.

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.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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