

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-162/23-24	Dated 20-Apr-23
Buyer (Bill to) Union Bank of India Ambad Branch, Nashik Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31033 / 2300165	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

"Shri. Hemant Pandurang Aher & Sau. Vaishali Hemant Aher. Name of proposed Purchaser: Shri. Ankush Dattu Nanavare & Sau. Laxmi Dattu Nanavare - Residential Flat No. 08, 2nd Floor, ""Chamunda Classic Apartment"" , Gat / Survey No. 891, Plot No. 56, Near New Star Cricket Ground, Siemens Colony, Rane Nagar, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 009, State – Maharashtra, Country – India

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

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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

[Signature]
20/04/23



Vastukala Consultants (I) Pvt. Ltd.

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VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 08, 2nd Floor, "Chamunda Classic Apartment", Gat / Survey No. 891, Plot No. 56, Near New Star Cricket Ground, Siemens Colony, Rane Nagar, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs **Shri. Hemant Pandurang Aher & Sau. Vaishali Hemant Aher**. Name of proposed Purchaser: **Shri. Ankush Dattu Nanavare & Sau. Laxmi Dattu Nanavare**.

Boundaries of the property:

Boundaries	Plot	Flat
North	Building	Flat No. 07
South	Bungalow	Marginal Space
East	Road	Marginal Space
West	Bungalow & Open Plot	Flat No. 5 & 6

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 ₹ 31,17,420.00 (Rupees Thirty One Lakh Seventeen Thousand Four Hundred Twenty 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.

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.,
ou=CMD, email=cmd@vastukala.com, c=IN
Date: 2023.04.20 09:42:56 +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.

