

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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
	<b>PG-487/23-24</b>	<b>9-May-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>UNION BANK OF INDIA-DINDORI BRANCH</b> 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
	<b>31333 / 2300491</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>1,000.00</b>
	<b>CGST</b>			<b>90.00</b>
	<b>SGST</b>			<b>90.00</b>
<b>Total</b>				<b>₹ 1,180.00</b>

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
<b>Total</b>			<b>90.00</b>		<b>90.00</b>	<b>180.00</b>

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

**Remarks:**

M/s. Dattaraj Developers. Name of Proposed Purchaser: Shri. Dipak Sahebrao Bhandari & Smt. Manisha Dipak Bhandari - Shri. Yuvraj Amruta Mohite & Smt. Nita Yuvraj Mohite - Residential Row House No. 11, Ground Floor, "Sairaj Apartment Wing - 2", Survey No. 100/A, Plot No. 42 to 51/11, Near Sai Swaraj Multispecialty Hospital, Medage Nagar, Ambad Link Road, Village - Chunchale, Taluka - Nashik, District - Nashik, PIN Code - 422 010, 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



**Vastukala Consultants (I) Pvt. Ltd.**

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



*Jeepnocs BP*  
*10/05/2023*



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, 3<sup>rd</sup> Floor, "Mauli Apartment", Gat No. 1081, Plot No. 22 to 23, Near DattaKrupa Super Speciality Hospital, Saputara Nashik Road, Village – Dindori, Taluka – Dindori, District –Nashik, PIN Code – 422 002, State – Maharashtra, Country – India belongs to **M/s. Dattaraj Developers**. Name of Proposed Purchaser: **Shri. Dipak Sahebrao Bhandari & Smt. Manisha Dipak Bhandari**.

Boundaries of the property:

Boundaries	Building	Flat
North	Road & Godawn	Marginal Space
South	Building	Flat No. 11
East	Bungalow	Flat No. 09
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 **₹17,91,800.00 (Rupees Seventeen Lakh Ninety One Thousand Eight Hundred 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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.05.09 14:28:49 +05'30'

Auth. Sign.



Nashik : 4, 1<sup>st</sup> 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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Thane Nanded Indore Raipur  
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