PROFORMA INVOICE Invoice No. Dated Vastukala Consultants (I) Pvt Ltd 9-May-23 PG-487/23-24 Ackruti Star, 1st Floor, 121, **Delivery Note** Mode/Terms of Payment Central Road, MIDC, Andheri (E), Mumbai - 400 093 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Dated Buyer's Order No. Buyer (Bill to) UNION BANK OF INDIA-DINDORI BRANCH Delivery Note Date Dispatch Doc No. Shop No. G1 2 Yraje Sankul, 31333 / 2300491 Opp. Janata English High School, Destination Dispatched through Nasik Surat Highway Dindori. : 27AAACU0564G5ZD GSTIN/UIN : Maharashtra, Code: 27 State Name Terms of Delivery GST HSN/SAC Amount **Particulars** SI Rate No. 997224 18 % 1,000.00 1 **VALUATION FEE** (Technical Inspection and Certification Services) 90.00 **CGST** SGST 90.00 Total ₹ 1.180.00 E. & O.E Amount Chargeable (in words) Indian Rupee One Thousand One Hundred Eighty Only State Tax Total Taxable Central Tax HSN/SAC Rate Amount Tax Amount Rate Amount Value 1,000.00 9% 90.00 9% 90.00 180.00 997224 90.00 180.00 Total 1,000,00 90.00

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

345505001235 A/c No.

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455



UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants ∰ Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



Jeephac BP

An ISO 9001:2015 Certified Company

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CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: UBI / Dindori Branch/ Shri. Dipak Sahebrao Bhandari & Other (31333/2300491) Page 2 of 22

Vastu/Nashik/05/2023/313331/2300491 09/11-112-SGV Date 09.05.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, 3rd 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.

Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

DN: cn=Sharadkumar B. Chalikwo o=Vastukala Consultants (I) Pytol ou=CMD, email=cmd@vastu Date: 2023.05.09 14:28:49 +05'30

Director

Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Nashik: 4, 1" Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

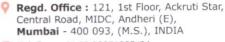
Our Pan India Presence at :

Mumbai 9 ↑ Thane

Aurangabad
Pune Nanded P Delhi NCR P Nashik

Indore Ahmedabad 9 Jaipur

Rajkot **Q** Raipur



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