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

Buyer (Bill to)

Janta Sahakari Bank Ltd

Nashik Branch

Alpha Sqaure, D'Souza Colony, Off. Collage Road, Times Of India Building, Opp.Kathiyawad Showroom,

Nashik-422005

GSTIN/UIN

: 27AAAJJ0073G1ZH

State Name

: Maharashtra, Code: 27

	Invoice No.	Dated
	PG-621/23-24	16-May-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
١.	31440 / 2300623	

Destination

Terms of Delivery

Dispatched through

Particulars	 HSN/S

SI	Particulars	HSN/SAC	GST	Amount
No.			Rate	
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	25,000.00
	CGST	-		2,250.00
	SGST			2,250.00
	TRAVELLING & OUT OF POCKET EXP.			2,000.00
		/		
	<u> </u>			
	Total			₹ 31,500.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Thirty One Thousand Five Hundred Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	25,000.00	9%	2,250.00	9%	2,250.00	4,500.00
Total	25,000.00		2,250.00		2,250.00	4,500.00

Tax Amount (in words): Indian Rupee Four Thousand Five Hundred Only

Company's Bank Details

Bank Name

: ICICI Bank Ltd - Nashik

A/c No.

345505001235

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455

Remarks:

Shri. Govindrao Varu Ekhande - Land and Mangal Karyalay known as "Sai Krishna Resort" on Gat No. 601/2, Opposite P. V. Cinema Hall, Pimpalner Bypass Road, At -Pimpalner, Taluka - Sakri, District - Dhule, PIN Code - 424 306, State - Maharashtra, Country -

India

Company's PAN : AADCV4303R

Declaration

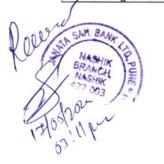
NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137

Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (1) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice





Vastukala Consultants (1) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: JSB/ Nashik Branch / Shri. Govindrao Varu Ekhande

(31440/2300623)

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Vastu/Nashik/05/2023/31440/2300623 16/18-240-CHVSP

Date: 16.05.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Land and Mangal Karyalay known as "Sai Krishna Resort" on Gat No. 601/2, Opposite P. V. Cinema Hall, Pimpalner Bypass Road, At -Pimpalner, Taluka - Sakri, District - Dhule, PIN Code - 424 306, State - Maharashtra, Country - India belongs to Shri. Govindrao Varu Ekhande.

Boundaries of the property

Boundaries of the property		Gat
North	:	Hanuman Mandir , Z.P School
South	:	Farm of Mr. Vials G Ekhande
East	:	Satana Road/ Hotel Sai Balaji , Open Land (adjacent) P.V Cinema
West	:	Farm of Mr. Anil Dagadu Ekhande

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 for Fair Market Value purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 7,44,95,550/-	₹ 7,07,70,773/-	₹ 5,95,96,440/-	₹ 2,57,08,717/-
Land and Building (Proportionate Value at present)	₹ 6,74,35,035/-	₹ 6,40,63,283/-	₹ 5,39,48,028/-	₹ 1,97,07,280/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Sign

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR**



Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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:

Auranaabad Pune Mumbai

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Discourse of the second of Nanded ↑ Thane

P Delhi NCR P Nashik

Indore 🕈 Ahmedabad 💡 Jaipur

Raipur



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