

**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. <b>PG-621/23-24</b>	Dated <b>16-May-23</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>Janta Sahakari Bank Ltd</b> 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	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>31440 / 2300623</b>	Delivery Note Date
	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>25,000.00</b>
				<b>CGST</b>
				<b>2,250.00</b>
				<b>SGST</b>
				<b>2,250.00</b>
	<b>TRAVELLING &amp; OUT OF POCKET EXP.</b>			<b>2,000.00</b>
Total				<b>₹ 31,500.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Thirty One Thousand Five Hundred Only**

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

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**



UPI Virtual ID : vastukalaconsul@icici

**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

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

Authorised Signatory

This is a Computer Generated Invoice

*Received*  
  
 17/05/2023  
 03:11 pm



Think. Innovate. Create

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

An ISO 9001:2015 Certified Company

www.vastukala.org





## 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 (R)
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.

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=address,  
2.5.4.20=9427b5c4f4ad55dc0950c130c368d911490b3d33541322  
1327817418b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566abcc89f62a55uffe3cfcb31f31b2  
4e2972e79e327b6259fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.17 09:00:20 +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 :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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