

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.	Dated
	PG-836/23-24	29-May-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	31662 / 2300836	
	Dispatched through	Destination
	Terms of Delivery	

Sl 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:

M/s. Snehinand Construction. Name of Proposed Purchaser is Shri. Lakhnan Paraji Kale - Residential Row House No. 2, Ground + Third Floor, "Tirupati Park", Survey No. 119 / A / 4A / 1 / 2 / 119A / 4E, Plot No. 1, Near Hotel Royal Palace, Narhari Nagar, Tagore Nagar, Village - Wadala, Taluka & District - Nashik, PIN Code - 422 009, 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





Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri. Lakhan Paraji Kale (31662/2300836)Page 2 of 22

Vastu/Nashik/05/2023/31662/2300836
29/06-447-CHV
Date:29.05.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 2, Ground + Third Floor, "Tirupati Park", Survey No. 119 / A / 4A / 1 / 2 / 119A / 4E, Plot No. 1, Near Hotel Royal Palace, Narhari Nagar, Tagore Nagar, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **M/s. Snehinand Construction**. Name of **Proposed Purchaser** is **Shri. Lakhan Paraji Kale**.

Boundaries of the property:

Boundaries	Plot	House
North	Open Plot	Marginal Space
South	Road	18 Meter Wide D.P Road
East	Road	Row House No.3
West	Building	Row House No.1

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 **₹ 55,36,600.00 (Rupees Fifty Five Lakh Thirty Six Thousand Six Hundred Only)**. As per Site Inspection **93%** 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

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: 2023.05.29 16:23:19 +05'30'

Auth. Sign.



Nashik : 4, 1st 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
- Thane
- Delhi NCR
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