

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Awanue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-2385/23-24	Dated 8-Sep-23	Delivery Note Mode/Terms of Payment
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 3508 /2302459	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

SI 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)

Indian Rupee Three Thousand Five Hundred Forty Only

E. & O.E

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. Anand Builders & Developers. Name of Proposed Purchaser: Shri. Jayant Damodar Jopale & Sau. Hemangi Jayant Jopale - Residential Row Bungalow on Plot No. 2/1, Ground + Second Floor, Survey No. 58/ 2 to 6, Behind Hotel Ranwara, Near Mahadu Baba Mandir, Front of Shilp Vihar, Swami Samarth Nagar, DP Road, Village - Dasak, Taluka & District - Nashik, PIN Code - 422 101, 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**

Gitanjali
 Kulaye
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri. Jayant Damodar Jopale (3508/2302459) Page 2 of 23

Vastu/Nashik/09/2023/3508/2302459
08/20-103-RYV
Date:08.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No. 2/1, Ground + Second Floor, Survey No. 58/ 2 to 6, Behind Hotel Ranwara, Near Mahadu Baba Mandir, Front of Shilp Vihar, Swami Samarth Nagar, DP Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to **M/s. Anand Builders & Developers**. Name of Proposed Purchaser: **Shri. Jayant Damodar Jopale & Sau. Hemangi Jayant Jopale**.

Boundaries of the property:

Boundaries	Plot
North	Road
South	Open Plot
East	Row Bungalow
West	Row Bungalow

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 **₹ 60,72,400.00 (Rupees Sixty Lakh Seventy Two Thousand Four Hundred Only)**

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

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: 2023.09.08 17:14:15 +0530

Auth. Sign.



Sharadkumar
11/09/2023

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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