

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. PG-4444/22-23	Dated 13-Jan-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Gangapur Branch SHree Ganesh Avanie, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 28988 /44830	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 %	1,000.00
	CGST			90.00
	SGST			90.00
Total				₹ 1,180.00

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

Indian Rupee One Thousand One Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
Total			90.00		90.00	180.00

Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**

Remarks:

Shri. Satish Vishwanath Gheware & Sau. Sandhya
 Satish Gheware - Residential Flat No. 06, Stilt Floor One
 Floor, Wing - A, "Avadha Annex Apartment",
 Dyaneshwar Nagar, Pathari Road, Survey No. 330/1 to 7
 /2/1A, Plot No. 134, 135, 136, 137, Village - Pathardi,
 Taluka & 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



UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 06, Stilt Floor One Floor, Wing – A, "Avadha Annex Apartment", Dyaneshwar Nagar, Pathari Road, Survey No. 330/1 to 7/2/1A, Plot No. 134, 135, 136, 137, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Satish Vishwanath Gheware & Sau. Sandhya Satish Gheware.**

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Lobby & Lift
South	Row House	Marginal Space
East	Malti Apartment	Flat No. 05
West	Wing - B	Flat No. 07

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 ~~₹ 21,07,000.00~~ (Rupees Twenty ^{Four} ~~One~~ Lakh Seven Thousand Only). _{₹ 24,50,000/-}

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.

MANOJ
BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMBL,
2.5.4.20=8E22054E4E825d0c0e0f9e3065913490c9d53d
413311527817a1805652, postalCode=400006,
st=Maharashtra,
serialNumber=411c5a0c5dab8cc89662a21227c3c0b31f3
1bd2e394e202e29327b625bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.01.14 09:48:12 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
UBI Emp No. ROS:ADV:Valuer/033:008:2021-22
Encl: Valuation report.

Kunal

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
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

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