

## PROFORMA INVOICE

|   |   |                           |
|---|---|---------------------------|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001, U/B FLOOR,<br>BOOMERANG, CHANDIVALI FARM ROAD,<br>ANDHERI-EAST 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org<br>Buyer (Bill to)<br><b>STATE BANK OF INDIA</b><br>RACPC NASHIK BRANCH<br>1st Floor, Patel Plaza, N.D. Patel Road, Opp BSNL,<br>Landmark Seawoods Navratna Hotel Nashik-422001<br>GSTIN/UIN : 27AAACS8577K2ZO<br>State Name : Maharashtra, Code : 27 | Invoice No.<br><b>PG-3546/23-24</b>       | Dated<br><b>28-Nov-23</b> |
|   | Delivery Note                             | Mode/Terms of Payment     |
|   | Reference No. & Date.                     | Other References          |
|   | Buyer's Order No.                         | Dated                     |
|   | Dispatch Doc No.<br><b>005295/2303708</b> | Delivery Note Date        |
|   | Dispatched through                        | Destination               |
|   | Terms of Delivery                         |                           |

| SI No. | Particulars  | HSN/SAC | GST Rate | Amount            |
|--------|--|---------|----------|-------------------|
| 1      | <b>VALUATION FEE</b><br><i>(Technical Inspection and Certification Services)</i> | 997224  | 18 %     | <b>1,500.00</b>   |
|        | <b>CGST</b>  |         |          | <b>135.00</b>     |
|        | <b>SGST</b>  |         |          | <b>135.00</b>     |
|        | <b>Total</b>   |         |          | <b>₹ 1,770.00</b> |

Amount Chargeable (in words) E. & O.E  
**Indian Rupee One Thousand Seven Hundred Seventy Only**

| HSN/SAC      | Taxable Value   | Central Tax |               | State Tax |               | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
|              |                 | Rate        | Amount        | Rate      | Amount        |                  |
| 997224       | 1,500.00        | 9%          | 135.00        | 9%        | 135.00        | 270.00           |
| <b>Total</b> | <b>1,500.00</b> |             | <b>135.00</b> |           | <b>135.00</b> | <b>270.00</b>    |

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

**Remarks:**  
 005295/2303708 Mr. Gokul Shriram Musale & Mr. Bhalchandra Tulshiram Wani, Mr. Rajendra Tulshiram Wani, Mr. Sagar Bhalchandra Musale. Name of Proposed Purchaser: Mr. Pramod Bhalchandra Wani & Mrs. Pranali Pramod Wani - Residential Flat No. 502, Fifth Floor, "Tulshibag Pride", Survey No.35/ 1/ 2, Plot No.1, Near CITU Bhavan, Khutwad Nagar, ITI Ambad Road, Village - Kamatwade, Taluka & District - Nashik - 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**  
 Pooja Dagare  
 Digitally signed by Pooja Dagare  
DN: cn=Pooja Dagare, o=Vastukala Consultants, ou=Vastukala Consultants, email=pooja.dagare@vastukala.org, c=IN  
 Date: 2023.11.28 11:13:28 +05'30'  
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report Prepared For: SBI / RACPC Nashik Branch / Mr. Pramod Bhalchandra Wani & Others (005295/2303708) Page 2 of 25

Vastu/Nashik/11/2023/005295/2303708  
28/17-404 -RYV  
Date: 28.11.2023.

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, Fifth Floor, "Tulshibag Pride", Survey No.35/1/2, Plot No.1, Near CITU Bhavan, Khutwad Nagar, ITI Ambad Road, Village – Kamatwade, Taluka & District – Nashik - 422 009, State – Maharashtra, Country – India belongs to **Mr. Gokul Shriram Musale, Mr. Bhalchandra Tulshiram Wani, Mr. Rajendra Tulshiram Wani & Mr. Sagar Bhalchandra Musale.** Name of Proposed Purchaser: **Mr. Pramod Bhalchandra Wani & Mrs. Pranali Pramod Wani.**

Boundaries of the property:

| Boundaries | Building          | Flat                            |
|------------|-------------------|---------------------------------|
| North      | Road              | Staircase, Lift and Flat No.501 |
| South      | Building          | Marginal Space                  |
| East       | Open Plot         | Marginal Space                  |
| West       | The City Car Care | Marginal Space                  |

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 for this particular purpose at **₹ 40,12,200.00 (Rupees Forty Lakh Twelve Thousand Two Hundred Only).** As per Site Inspection **76%** 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.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6e4fa35dc03e0cf9e26865913490df1d33d413331  
15279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc8905b2a55a8fce3fcb31f31bd2e39  
4e2872e29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.11.28 17:31:38 +05'30'

Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.



Received  
(fellow)

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 :

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- Thane
- Delhi NCR
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