



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 11, Ground Floor, " Shiv Shilp Co. Op. Housing Society Ltd. Nashik ", Survey No. 703 / 1 / 14 (Pt.) / B, Plot No. B, C.T.S. No. 744 / 1 (Pt.), Final Plot No. 432, T.P.S No. II, Near Gondevlikar Maharaj Mandir, Date Nagar, Pramod Nagar, Swami Vivekanand Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422013, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Vedant Vilas Giri** Name of Proposed Purchaser: **Shweta Pramod Aherrao**.

Boundaries of the property:

Boundaries	Building	Flat
North	Building	Flat No.10
South	Open Plot	Marginal Space/ Stilt (Parking)
East	Road	Parking/ Road
West	Parking	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 and valued for this particular purpose at ₹ **44,80,100.00 (Rupees Forty Four Lakh Eighty Thousand One 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**

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: 2023.08.22 13:58:49 +05'30'

Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



*Shweta Pramod Aherrao*  
22/08/23



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusha 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
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- Jaipur

- Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	Invoice No.	Dated
	<b>PG-2085/23-24</b>	<b>22-Aug-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Union Bank of India</b> Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>003233 / 2302148</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
	<b>Total</b>			<b>3,540.00</b>

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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

**Remarks:**  
 Name of Owner: Shri. Vedant Vilas Giri Name of Proposed Purchaser: Shweta Pramod Aherrao - Residential Flat No. 11, Ground Floor, " Shiv Shilp Co. Op. Housing Society Ltd. Nashik ", Survey No. 703 / 1 / 14 (Pt.) / B, Plot No. B, C.T.S. No. 744 / 1 (Pt.), Final Plot No. 432, T.P.S No. II, Near Gondevlikar Maharaj Mandir, Date Nagar, Pramod Nagar, Swami Vivekanand Marg, Village - Nashik, Taluka & District - Nashik, PIN Code - 422013, State - Maharashtra, Country - India

**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

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