

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 305, Third Floor, "Shyam Darshan Plaza", Survey No. 264/ 1, Plot No. 80, Opp. to Hari Krupa Lwance, Prabhat Nagar, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India belongs to **Shri. Kiran Suresh Gosavi & Sau. Pallavi Kiran Gosavi.**

Boundaries of the property.

		As per Site	As per Site
North	:	Road	Side Margin
South	:	Road	Flat No. 304
East	:	Road	Duct & Flat No. 301
West	:	Open Plot	Side Margin

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 ₹ 25,11,000.00 (Rupees Twenty Five Lakh Eleven Thousand 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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CEO,
email=cmd@vastukala.org, c=IN
Date: 2023.09.05 17:27:32 +0530

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.



Received on 11/9/23

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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

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	Invoice No. PG-2340/23-24	Dated 5-Sep-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) PUNJAB NATIONAL BANK -CANADA CORNER BRANCH Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner NASHIK GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 003576 / 2302414	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) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

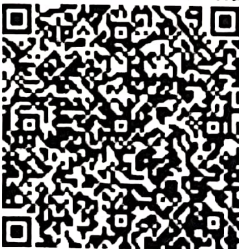
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total			270.00		270.00	540.00

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

Remarks:
 Shri. Kiran Suresh Goasvi & Sau. Pallavi Kiran Goasvi
 - Residential Flat No. 305, Third Floor, "Shyam Darshan Plaza", Survey No. 264/ 1, Plot No. 80, Opp. to Hari Krupa Lwance, Prabhat Nagar, Dindori Road, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, 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