



## VALUATION OPINION REPORT

The property bearing Residential Land & Bungalow on CTS No. 4855-A, Near Famous Bakery, Koliwada, Kathada Area, Old Nashik, Village- Nashik Gaothan, Tal & Dist.- Nashik, PIN Code – 422 001, State - Maharashtra, Country - India belongs to **Sau. Anjanabai Vanji Badgujar**. Name of Proposed Purchaser: **Shri. Sunil Prabhakar Salunke**.

Boundaries of the property

North : Road  
South : Bungalow  
East : Row House  
West : Row House

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 ₹ **22,43,753/- (Rupees Twenty Two Lakh Forty Three Thousand Seven Hundred Fifty Three Only)**.

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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.com  
Date: 2023.09.08 12:25:15 +05'30'

Auth Sign.



**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*

**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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📍 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivall 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-2367/23-24</b>	<b>8-Sep-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
Buyer (Bill to) <b>PUNJAB NATIONAL BANK -CANADA CORNER BRANCH</b> Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner NASHIK-422005 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>003597 / 2302441</b>	
	Dispatched through	Destination
Terms of Delivery		

Sl 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:**

Sau. Anjanabai Vanji Badgujar. Name of Proposed Purchaser: Shri. Sunil Prabhakar Salunke - Residential Land & Bungalow on CTS No. 4855-A, Near Famous Bakery, Koliwada, Kathada Area, Old Nashik, Village- Nashik Gaothan, Tal & Dist.- Nashik, PIN Code – 422 001, State - Maharashtra, Country - India

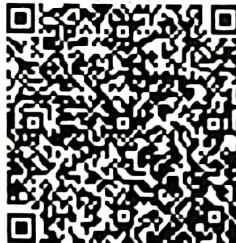
Company's PAN : **AADCV4303R**

**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

This is a Computer Generated Invoice