



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. C, Ground + First Floor "Jai Hari Row Bungalow", Survey No. 245 / 28, Plot No. 30 / C, Near Shree Pushpavinayak Mandir & NMC Garden, Hari Har Colony, Prabhat Nagar, Mhasrul Link Road, Village – Mhasrul, Taluka & District – Nashik, PIN – 422 004, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Shri. Harishchandra Gulab Bhoje.**
Name of Owner: Shri. Gopichand Pundalik Wagh & Shri. Chrandrakant Ramchandra Vidhate.

Boundaries of the property.

Boundaries	Plot	Row House
North	Plot No. 29	Plot No. 29
South	Plot No. 31	Row Bungalow No. B
East	Road	Road
West	Plot No. 21	Plot No. 21

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 ` **42,84,000.00 (Rupees Forty Two Lakh Eighty Four Thousand 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED
ou=admin,
2.5.4.20/092224e0f8a135dc09e0c99e26865913490c8d33d4133311
5279b17b18b5652, postalCode=400099, st=Maharashtra,
serialNumber=41a56a56dab0cc89d5b2a55a8fca0e01171110e391
e2f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.16 17:56:05 +05'30'

Auth. Sign.



AP
Received
16/9/23



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

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 Buyer (Bill to) STATE BANK OF INDIA Meri Branch Nashik Dindori Road, Near Relience Petrol Pump. Nashik -422004 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-2519/23-24	16-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	3880 /2302597	
	Dispatched through	Destination
	Terms of Delivery	

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

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
Total	1,500.00		135.00		135.00	270.00

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

Remarks:

Name of Proposed Purchaser: Shri. Harishchandra Gulab Bhoje. Name of Owner: Shri. Gopichand Pundalik Wagh & Shri. Chrandrakant Ramchandra Vidhate - Residential Row House No. C, Ground + First Floor "Jai Hari Row Bungalow", Survey No. 245 / 28, Plot No. 30 / C, Near Shree Pushpavinayak Mandir & NMC Garden, Hari Har Colony, Prabhat Nagar, Mhasrul Link Road, Village - Mhasrul, Taluka & District - Nashik, PIN - 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

This is a Computer Generated Invoice