



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row House No. 2, Ground + Second Floor " **Mansi Villa - B Row Houses** ", Survey No. 207 / 1 / 2, Plot No. 44+45, Near Radha Krishna Mandir, Banarasri Nagar, Hirawadi Road, Village – Nashik, Taluka & District – Nashik, PIN – 422 003, State – Maharashtra, Country – India belongs **Shri. Ravindra Walmik Narote & Shri. Walmik Murlidhar Narote**.

Boundaries of the property.

Boundaries	Plot	Duplex Row House
North	7.50 M. Colony Road	Road
South	Plot No. 48	Side Margin
East	Plot No. 46	Duplex Row House No. 1
West	Plot No. 43	Duplex Row House No. 3

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 ` **61,61,400.00 (Rupees Sixty One Lakh Sixty One Thousand Four 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.**

**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=9d32b6c4f4ad55dc03e0c39e26865913490cfd3d33d4133311
3279b17a1865652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc9065b2a35a8fce3cfcb31f1bd2e39
4e28f2e29337b623bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.22 10:23:41 +05'30'

Auth. Sign.



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 :

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- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
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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-2579/23-24	Dated 21-Sep-23	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Buyer (Bill to) STATE BANK OF INDIA RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 003950 / 2302660	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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:

Shri. Ravindra Walmik Narote & Shri. Walmik Murlidhar Narote - Residential Duplex Row House No. 2, Ground + Second Floor " Mansi Villa - B Row Houses ", Survey No. 207 / 1 / 2, Plot No. 44+45, Near Radha Krishna Mandir, Banarasri Nagar, Hirawadi Road, Village - Nashik, Taluka & District - Nashik, PIN - 422 003, 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

Alice
Abhijeet Alice