



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-204, Second Floor, "Shreevenkatesh Park", Survey No.13/4(P)/14/1, Plot No.1+2, Near Nawas Lawns, Vidhate Nagar, Khode Nagar, Pakhal Road, Village – Wadala, Taluka & District – Nashik, PIN Code – 422 011, State – Maharashtra, Country – India belongs to **Mr.Samadhan Sudam Ghuge & Kanchan Dnyaneshwar Landage alias Mrs.Kanchan Samadhan Ghuge**

### Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Landing, Lift & Duct
South	Ayyappa Temple	Marginal Space
East	Nawas Lawns	Flat No. B-203 & Duct
West	Road	Flat No. A-201

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 **₹ 46,72,000.00 (Rupees Forty-Six Lakh Seventy-Two 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.

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.org, c=IN  
Date: 2023.09.27 16:25:52 +0530

Auth. Sign.



Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Ashad

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, 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. <b>PG-2661/23-24</b>	Dated <b>27-Sep-23</b>
Buyer (Bill to) <b>UNION BANK OF INDIA</b> RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004076/2302743</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

**Indian Rupee Three Thousand Five Hundred Forty Only**

*E. & O.E*

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:**

"Mr.Samadhan Sudam Ghuge & Mrs.Kanchan Samadhan Ghuge -Residential Flat No.B-204, Second Floor, " Shreevenkatesh Park", Survey No.13/4(P)/14 /1, Plot No.1 & 2, Near Nawas Lawns , Vidhate Nagar, Khode Nagar, Pakhal Road, Village – Wadala, Taluka & District – Nashik,PIN Code – 422 011, 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