CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company

Vastukala
Consultants (I) Pvt. Ltd.
Think.Innovate.Create

Vastu/Nashik/10/2023/004251/2302887
07/5-84-CCBS
Date: 07.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.9, Third Floor, **" Pushpak Apartment",** Survey No.328/2/1/64, Plot No.64+65+66, Behind Ozone Heights , Dnyneshwar Nagar , Pathardi Phata, Village – Pathardi,Taluka & District – Nashik - 422 010, State – Maharashtra, Country – India belongs to **Shri.Yogesh Bhagwan Shinde & Sau.Samruddhi Yogesh Shinde.**

Boundaries of the property:

Boundaries	Building	Flat
North	Plot No.63	Staircase & Flat No.12
South	Plot No.67	Marginal Space
East	Government Land	Marginal Space
West	9.00 Meter Colony Road	Passage & Flat No.10

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 ₹ 21,43,800.00 (Rupees Twenty-One Lakh Forty-Three Thousand Eight 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc03e0d42926865913468c5d33c4133
3115279b17a18b5652, postalCode=400069, st=maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a85e...1f11b82
e394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.07 14:53:16 +05'30'

Director   Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Received
7/10/23

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-2803/23-24**	Dated **7-Oct-23**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No. **4251/2302887**	Delivery Note Date
	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:
"Shri.Yogesh Bhagwan Shinde & Sau.Samruddhi Yogesh Shinde -Residential Flat No.9, Third Floor, ""Pushpak Apartment"", Survey No.328/2/1/64, Plot No.64 +65+66,
Behind Ozone Heights, Dnyneshwar Nagar, Pathardi Phata, Village – Pathardi, Taluka & District – Nashik - 422 010, State – Maharashtra, Country – India "

Company's PAN : **AADCV4303R**

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

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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice