



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.603, Sixth Floor, (Wing-1) " **Shree Empire Wing A Apartment**" , Gat No.284/1, Plot No.7+8, Opposite Hotel Fadol Mala, Fadol Mala ,Ambad Kamatwade Road,Village – Ambad Khurd , Taluka & District – Nashik - 422 010, State – Maharashtra, Country – India belongs to **Shri.Ajinkya Raghunath Tuplondhe & Sau.Sangeeta Raghunath Tuplondhe**

Boundaries of the property:

Boundaries	Building	Flat
North	Part Gat No.284	Duct & Flat No.604
South	Gat No.283	Side Marginal Space
East	18.00 Meter DP Road	Flat No.602
West	Part Gat No.284	Side Marginal Space

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 is **₹ 41,90,000.00 (Rupees Forty-One Lakh Ninety 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b0c4fad356c03edc39e28665913490c3d33d418331
15279b17418f5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8c898b42a55a8e3a49b3191bd2e3
94e2872c29a327b625bf, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.20 16:41:23 +05'30'

Auth. Sign.



AP
Received
21/10/23



Nashik : 4, 1st Floor, Madhusha 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
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- Indore
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- Raipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East)
Mumbai - 400 077

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-3019/23-24	Dated 20-Oct-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
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	Dispatch Doc No. 004532/2303122	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
				<i>E. & O.E</i>

Amount Chargeable (in words)

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.Ajinkya Raghunath Tuplondhe & Sau.Sangeeta Raghunath Tuplondhe.Residential Flat No.603, Sixth Floor, (Wing-1) "" Shree Empire Wing A Apartment"" , Gat No.284/1, Plot No.7+8, Opposite Hotel Fadol Mala , Fadol Mala ,Ambad Kamatwade Road,Village - Ambad Khurd , Taluka & District - Nashik - 422 010, State - Maharashtra, Country - India

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

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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice