



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-28, Fourth Floor, Wing – A, "Thorat Heights", Survey No. 9/1/2/3/4, Plot No. 1, Behind Indian Oil Petrol Pump, Sanjeev Nagar, Mhada Road, Village – Chunchale, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Shri.Nandkumar Bhagirath Jadhav**. Name of Proposed Purchaser: **Shri.Iliyas Ahmad Mohamed Ismail Khan & Sau.Farhana Iliyas Ahmad Khan**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Flat No. A-27
South	Road	Duct & Flat No. A-22
East	Road	Flat No. B-12 of B-Wing
West	Nala	Lobby & Lift

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 **₹ 21,80,800.00 (Rupees Twenty-One Lakh Eighty 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.

**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: 2023.10.21 10:41:17 +05'30

Auth. Sign.



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

*Signature*

**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-3029/23-24</b>	Dated <b>21-Oct-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Bank Of Baroda- Regional Office Nashik Road Branch</b> BSNL Building, Datta Mandir Road, Nashik Road,Nashik, PIN – 422 101 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004548/2303132</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>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

"Proposed Purchaser :Shri.Iliyas Ahmad Mohamed Ismail Khan & Sau.Farhana Iliyas Ahmad Khan, Name of Owner: Shri.Nandkumar Bhagirath Jadhav.Residential Flat No. A-28, Fourth Floor, Wing – A, ""Thorat Heights"" , Survey No. 9/1/2/3/4, Plot No. 1, Behind Indian Oil Petrol Pump, Sanjeev Nagar, Mhada Road, Village – Chunchale, Taluka & District - Nashik, PIN Code – 422 007, 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

Pooja Dagare

Authorized Signatory

This is a Computer Generated Invoice