



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, Sixth Floor, " Nilkanth Heights Apartment ", Survey No.324/2A/1/2/2B, Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri.Pradip Sukhdev Shejul**.

Boundaries of the property.

| | | As per Site | As per Site |
|-------|---|-------------|-------------------------|
| North | : | Road | Flat No.605 & Passage |
| South | : | Garden | Building Marginal Space |
| East | : | Building | Flat No. 601 |
| West | : | Open Plot | Flat No. 603 |

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 and valued for this particular purpose at ₹ 22,68,600.00 (Rupees Twenty-Two Lakh Sixty-Eight Thousand Six Hundred Only). As per Site Inspection 71% Construction Work is Completed. 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

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Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

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: 2023.11.06 15:24:32 +05'30'

Auth. Sign.



9/11/2023

Pradi

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 :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

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-3278/23-24 | Dated 6-Nov-23 | Delivery Note Mode/Terms of Payment AGAINST REPORT |
| Buyer (Bill to) PUNJAB NATIONAL BANK -CANADA CORNER BRANCH Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner NASHIK GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27 | Reference No. & Date. | Other References | |
| | Buyer's Order No. | Dated | |
| | Dispatch Doc No. 004878/2303390 | Delivery Note Date | |
| | Dispatched through | Destination | |
| | Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-----------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| Total | | | | 2,950.00 |

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 |
| Total | | | 225.00 | | 225.00 | 450.00 |

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

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

Remarks:

004878/2303390 Shri.Pradip Sukhdev Shejul - Residential Flat No. 602, Sixth Floor, " Nilkanth Heights Apartment ", Survey No.324/2A/1/2/2B, Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422 010, 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. - 2722201137

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=accounts@vastukala.org, c=IN
 Date: 2023.11.06 16:03:58 +05'30'

Authorised Signatory

This is a Computer Generated Invoice