

Vastu/Nashik/11/2023/004925/ 2303508

17/16-204-CCV

Date: 17.11.2023

VALUATION OPINION REPORT

This is to certify that the Residential Flat No. B-4, First Floor, "Girnar Heights", Survey No.91/2, Opposite Panchavati Photo Studio, Madhuban Colony, Village – Nashik, Taluka - Nashik, District-Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Sau. Kirti Prakash Thorat & Shri. Prakash Somnath Thorat**

Boundaries of the property:

	Building	Flat
North	Building	Staircase & Flat No.B-1
South	Building	Side Marginal Space
East	Road	Flat No.B-3
West	Road	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 specifications ₹ 49,40,000.00 (Rupees Forty Nine Lakh Forty 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
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmde@vastukala.org, c=IN
Date: 2023.11.18 10:13:00 +05'30'

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Encl: Valuation report.



18/11/23
AECV

Sahane Sir

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,
Chandivai 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 Buyer (Bill to) Janta Sahakari Bank Ltd Nashik Branch Alpha Square , D'Souza Colony, Off.Collage Road, Times Of India Building, Opp.Kathiyawad Showroom, Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-3366/23-24	Dated 17-Nov-23	Delivery Note Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 004925/2303508	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 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00
				<i>E. & O.E</i>

Amount Chargeable (in words)

Indian Rupee Three Thousand Five Hundred Forty Only

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
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty 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

for **Vastukala Consultants (I) Pvt Ltd**

Remarks:
 004925/2303508 Sau. Kirti Prakash Thorat & Shri.
 Prakash Somnath Thorat - Residential Flat No. B-4,
 First Floor, "Girnar Heights", Survey No.91/2, Opposite
 Panchavati Photo Studio, Madhuban Colony, Village -
 Nashik, Taluka - Nashik, District-Nashik, PIN Code -
 422 003, 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

Authorized Signatory

This is a Computer Generated Invoice