



Vastu/Nashik/11/2023/004933/2303451

09/10-147-CCBS

Date:09.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.2, Ground Floor, Survey No.60/A, Plot No.63, Near English Medium School, Ambedkar Nagar, Chunchale, Village – Chunchale, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Shri.Tulsiram Chindhyaji Ghatode**. Name of Proposed Purchaser is **Shri.Rajniti Shivdani Singh**.

Boundaries of the property:

Boundaries	House / Plot
North	Row House
South	Road
East	Row House
West	Row House No.1

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 **₹ 27,79,500.00 (Rupees Twenty Seven Lakh Seventy Nine Thousand Five 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

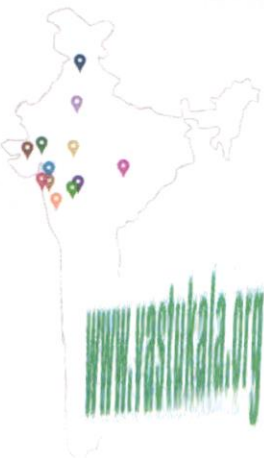
ou=CMD, email=cmd@vastukala.org, c=IN

Date: 2023.11.09 13:07:52 +05'30'

Auth. Sign.

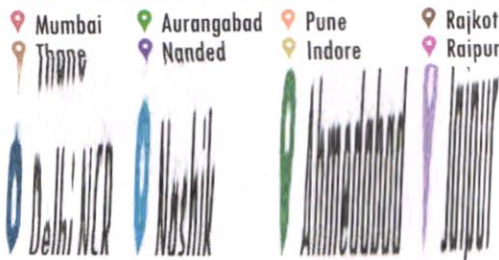


Sharadkumar B. Chalikwar
10/11/23



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 :



Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai** - 400 072, (M.S.), INDIA

TeleFax : +91 22 28371325/24

www.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.	Dated
	PG-3311/23-24	9-Nov-23
Buyer (Bill to) Union Bank of India Ambad Branch, Nashik Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	1,000.00
	CGST			90.00
	SGST			90.00
Total				1,180.00

Amount Chargeable (in words) **1,180.00**
E. & O.E

Indian Rupee One Thousand One Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
Total	1,000.00		90.00		90.00	180.00

Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

Remarks:
 004933/2303451 Proposed Purchaser: Shri.Rajniti Shivdani Singh - Name of Owner: Shri.Tulsiram Chindhyaji Ghatode-Residential Row House No.2, Ground Floor, Survey No.60/A, Plot No.63, Near EnglishMedium School, Ambedkar Nagar, Chunchale, Village – Chunchale, Taluka & District - Nashik, PIN Code – 422 007, 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
 for Vastukala Consultants (I) Pvt Ltd

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