



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, A - Wing, "Jagruti Co. Op. Hsg. Soc. Ltd.", Survey No. 552 / 1A / 6, Plot No. 2 / 9 / 10 (Final Plot No. 49), Near Bagga Sweets, Shingada Talav, Gurudwara Road, Renuka Nagar, Gadkari Chowk, Off Pune Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 011, State – Maharashtra, Country – India belongs to **Mrs. Jagruti Akshay Shah & Mr. Akshay Sharad Shah.**

Boundaries of the property:

Boundaries	Building (As per Site)	Flat (As per Documents)
North	Road	By Flat No. 304 - A
South	Road	By Flat No. 301 - B
East	Building	By Side Margin
West	Building	By Flat No. 302 - A

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 **₹ 54,31,200.00 (Rupees Fifty Four Lakh Thirty One Thousand Two Hundred Only)**. As per Site Inspection 30% 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.

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: 2023.11.17 11:06:03 +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.



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.	Dated
	PG-3352/23-24	17-Nov-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) UNION BANK OF INDIA RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005041/2303493	
	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

Amount Chargeable (in words) E. & O.E

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**

Remarks:
 005041/2303493 "Name of Owner: Mrs. Jagruti Akshay Shah & Mr. Akshay Sharad Shah - Residential Flat No. 301, 3rd Floor, A - Wing, ""Jagruti Co. Op. Hsg. Soc. Ltd."" , Survey No. 552 / 1A / 6, Plot No. 2 / 9 / 10 (Final Plot No. 49), Near Bagga Sweets, Shingada Talav, Gurudwara Road, Renuka Nagar, Gadkari Chowk, Off Pune Road, Village - Nashik, Taluka & District - Nashik, Pin Code - 422 011, 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