



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat / Block No.1, Ground Floor, " Tamkhane Tower ", Survey No.27/3/4/5/1, Plot No.22, Opposite Radha Vandan Villa, Kale Nagar, Viveka Nand Nagar, Village – Anandwalli, Taluka & District – Nashik - 422 013, State – Maharashtra, Country – India belongs to **Prajakta Prabhakar Shelar**.

Boundaries of the property:

| Boundaries | Flat / Block |
|------------|--------------|
| North | Road |
| South | Bungalow |
| East | Road |
| West | Open Plot |

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 **₹ 55,93,440.00 (Rupees Fifty-Five Lakh Ninety-Three Thousand Four Hundred Forty 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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO, CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4f4d35d3c0e0c99c268d5913490c3d33d413331
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a8fca3efeb31f31bd2e3
94e287e29a377b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.20 17:12:41 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



Received
SBI - Manoj Prabhakar Shelar
20/11/2023



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 Buyer (Bill to) STATE BANK OF INDIA RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Invoice No. | Dated | |
| | PG-3408/23-24 | 20-Nov-23 | |
| | Delivery Note | Mode/Terms of Payment | |
| | Reference No. & Date. | Other References | |
| | Buyer's Order No. | Dated | |
| | Dispatch Doc No. | Delivery Note Date | |
| 005125/2303551 | | | |
| Dispatched through | Destination | | |
| | | | |
| Terms of Delivery | | | |

| Particulars | HSN/SAC | Rate | per | Amount |
|---|-------------|------|-----|-------------------|
| VALUATION FEE (Technical Inspection and Certification Services) | 997224 | | | 1,500.00 |
| | CGST | | | 135.00 |
| | SGST | | | 135.00 |
| Total | | | | ₹ 1,770.00 |

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

Indian Rupee One Thousand Seven Hundred Seventy Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 1,500.00 | 9% | 135.00 | 9% | 135.00 | 270.00 |
| Total | 1,500.00 | | 135.00 | | 135.00 | 270.00 |

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Remarks:

005125/2303551 "Prajakta Prabhakar Shelar.-
 Residential Flat / Block No.1, Ground Floor, ""
 Tamkhane Tower "", Survey No.27/3/4/5/1,Plot No.22,
 Opposite Radha Vandan Villa, Kale Nagar, Viveka Nand
 Nagar, Village – Anandwalli,Taluka & District – Nashik -
 422 013, 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

Authorised Signatory

This is a Computer Generated Invoice