

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.223, Sixth Floor, B-Wing " **Morya Sunrise Apartment**", Gat No.338/340/341, Plot No.42+43+44+45, Behind Hotel Madhubam , Chandshi Road, Village – Jalalpur, Taluka & District – Nashik - 422 222, State – Maharashtra, Country – India belongs to **M/s. Omkar Builders and Developers**. Name of Proposed Purchaser: **Shri.Bharat Anna Dumbre & Sau.Manisha Bharat Dumbre**

Boundaries of the property:

Boundaries	Building	Flat
North	Open Plot	Marginal Space
South	Open Plot	Flat No.224
East	Road	Marginal Space
West	Open Plot	Lobby, Lift, Duct & Flat No.222

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 **₹43,40,000.00 (Rupees Forty-Three Lakh Forty Thousand Only)**. As per Site Inspection **64%** 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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.21 13:08:01 +05'30'

Auth. Sign.



www.vastukala.org

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

- Mumbai
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- Delhi NCR
- Aurangabad
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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/UIIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-3420/23-24	21-Nov-23
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/UIIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005147/2303566	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	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			135.00		135.00	270.00

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

Remarks:

005147/2303566 Proposed Purchaser: Shri.Bharat Anna Dumbre & Sau.Manisha Bharat Dumbre - Name of Owner: M/s.Omkar Builders and Developers Residential Flat No.223, Sixth Floor, B-Wing " Morya Sunrise Apartment", Gat No.338/340/341,Plot No.42 +43+44+45, Behind Hotel Madhubam , Chandshi Road, Village – Jalalpur, Taluka & District – Nashik - 422 222, 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