



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House On Plot No. 39 to 41/3, Ground + First Floor, Survey No. 218/ 1A/ 1A/ 1B/ 1C/ 39 to 41, Near Shiv Shambhu Bungalow, Thakare Mala, Ayodhya Nagari, Meri - Rasbihari Link Road Village - Nashik, Taluka & District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India belongs to **Name of Proposed Purchaser: Shri. Sanjeev Kumar Pandey & Sau. Pravin Sanjeev Kumar Pandey. Name of Owner: Sau. Prabhati Motilal Gaikwad & Sau. Jayshree Sandeep Verma.**

Boundaries of the property:

Boundaries	Plot
North	Open Plot
South	Road
East	Open Plot
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 and valued for this particular purpose at **₹40,82,400.00(Rupees Forty Lakh Eighty-Two Thousand Four 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

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: 2023.12.02 15:31:49 +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.

*Asir Sir*  
9821954368



**Nashik** : 4, 1<sup>st</sup> 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 Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad 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

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-3618/23-24</b>	Dated <b>2-Dec-23</b>
Buyer (Bill to) <b>UNION BANK OF INDIA</b> RLP NASHIK BRANCH Nawandar Sankui Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>005380/2303788</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
<b>Total</b>				<b>3,540.00</b>

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
<b>Total</b>			<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

**Remarks:**

005380/2303788 Proposed Purchaser: Shri. Sanjeev Kumar Pandey & Sau. Pravin Sanjeev Kumar Pandey.  
 - Name of Owner: Sau. Prabhati Motilal Gaikwad & Sau. Jayshree Sandeep Verma. Residential Row House on Plot No. 39 to 41/3, Ground + First Floor, Survey No. 218/ 1A/ 1A/ 1B/ 1C/ 39 to 41, Near Shiv Shambhu Bungalow, Thakare Mala, Ayodhya Nagari, Meri - Rasbihari Link Road Village - Nashik, Taluka & District - Nashik, PIN Code - 422 004, 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. - 2722201137

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorized Signatory

This is a Computer Generated Invoice