

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 05, First Floor, "Shyam Pooja Apartment", Survey No. 230/ 1/ 2A, Plot No. 60+81, Behind Trikoni Bungalow, Near Siddhivinayak Township Municipal Water Tank, Ayodhya Nagari, Meri - Rasbihari Link Road, Village - Nashik, Taluka & District - Nashik, PINCode - 422010, State - Maharashtra, Country - India belongs to Name of Owner: **Shri. Kailas Manohar Bagul**.

Boundaries of the property:

Boundaries	Building	Flat
North	Bungalow	Side Marginal Space
South	Road	Flat No. 04
East	Row Houses	Lobby, Staircase & Flat No. 01
West	Open Plot	Side Marginal Space

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 ₹ **22,57,000.00** (Rupees Twenty-Two Lakh Fifty-Seven Thousand 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
Chalikwar**

Director

Sharadkumar B. Chalkwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.02 15:41:25 +05'30

Auth. Sign.



Asit Sir

[Handwritten signature]

88219554368



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) UNION BANK OF INDIA RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Palthani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-3619/23-24	2-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
	Buyer's Order No.	Other References
	Dispatch Doc No.	Dated
	005381/2303789	Delivery Note Date
Dispatched through	Destination	
Terms of Delivery		

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

Amount Chargeable (in words) 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			90.00		90.00	180.00

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

Remarks:

005381/2303789 "Shri. Kailas Manohar Bagul - Residential Flat No. 05, First Floor, "" Shyam Pooja Apartment "" , Survey No. 230/ 1/ 2A, Plot No. 80+81, Behind Trikoni Bungalow, Near Siddhivinayak Township Municipal Water Tank, Ayodhya Nagari, Meri - Rasbihari Link Road, Village - Nashik, Taluka & District - Nashik, PINCode - 422010, 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**

Customer's Seal and Signature

for **Vastukala Consultants (I) Pvt Ltd**

Authorized Signatory