

VALUATION OPINION REPORT

This is to certify that the property Commercial Gala No.62/1, Ground Floor, "Fruit Vibhag No. 2", Survey No. 74/2, 75/2, Sharad Pawar Market Yard, Peth Road, Samarth Nagar, Makhmalabad, Village - Nashik, Taluka - Nashik, District-Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to Shri. Sateesh Bhrigunath Gupta.

Boundaries of the property:

	Building	Shop
North	Road	Road
South	Shops	Open Space
East	Road	Shop No.61
West	Open Space	Shop No.63

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 specifications ₹ 64,37,700.00 (Rupees Sixty-Four Lakh Thirty-Seven Thousand Seven 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.

**MANOJ BABURAO
 CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
 DN: cn=Manoj Baburao Chalikwar, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
 ou=Vastukala, email=manoj@vastukala.org, postalCode=422003, st=Maharashtra, serialNumber=41356, sateeshbhrigunathgupta@jsb.com, c=IN,
 94c397a729a326e758a_cdn=BRANCH NASHIK, 2023.12.05.11:27:04 +05'30'

Auth. Sign.



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
- 📍 Aurangabad
- 📍 Pune
- 📍 Rajkot
- 📍 Thane
- 📍 Nanded
- 📍 Indore
- 📍 Raipur
- 📍 Delhi NCR
- 📍 Nashik
- 📍 Ahmedabad
- 📍 Jaipur

📍 **Regd. Office :** B1-001, U/B Floor, Boornier 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) Janta Sahakari Bank Ltd Nashik Branch Alpha Square , D'Souza Colony, Off.Collage Road, Times Of India Building, Opp.Kathiyawad Showroom, Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-3654/23-24 Dated 5-Dec-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Other References Reference No. & Date. Buyer's Order No. Dated Dispatch Doc No. 005421/2303824 Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00
				E. & O.E

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total			360.00		360.00	720.00

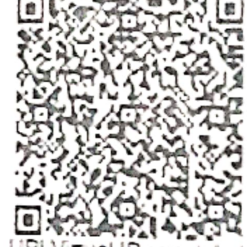
Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 005421/2303824 *Shri. Sateesh Bhargunath Gupta.-
 Commercial Gala No.62/1, Ground Floor, "Fruit Vibhag
 No. 2", Survey No. 74/2, 75/2, Sharad Pawar Market
 Yard, Peth Road, Samarth Nagar, Makhmalabad,
 Village - Nashik, Taluka - Nashik, District-Nashik,
 PIN Code - 422 003, 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