



## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Plot No. 10, Survey No. 202 / 1 / 1A, C.T.S. No. 4855, Off Pathardi – Gaulane Road, Village - Pathardi, Taluka & District – Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Sau. Rohini Prakash Chawre.**

Boundaries of the property.

North	:	Plot
South	:	Plot
East	:	Road
West	:	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 for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Value In (₹)
Land	₹ 68,66,750.00	₹ 61,80,075.00	₹ 54,93,400.00

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.20=9822b6c4fad35dc03e0cf9e26865913490c3d33d413331  
15279b17a18c5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a5da566ab8cc89d6b2a55a8fca3feb2f9315d0a  
94e28f2e29a337863256c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.07 12:52:16 +05'30'



**Director**

**Manoj B. Chalikwar**

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

Auth. Sign.



**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 :**

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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**

<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 Buyer (Bill to) <b>STATE BANK OF INDIA</b> CIDCO Colony (Vilholi) Branch SME Centre, First Floor, Lekha Nagar Bus Stop , Nashik-422009 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	<b>PG-3685/23-24</b>	<b>16-Nov-23</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>005452/2303857</b>	
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>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
	<b>Total</b>			<b>1,770.00</b>

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
<b>Total</b>	<b>1,500.00</b>		<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

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

**Remarks:**  
 005452/2303857 Sau. Rohini Prakash Chawre -  
 Residential Open Plot No. 10, Survey No. 202 / 1 / 1A,  
 C.T.S. No. 4855, Off Pathardi – Gaulane Road, Village  
 - Pathardi, Taluka & District – Nashik, PIN Code – 422  
 010, 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

Customer's Seal and Signature Authorized Signatory