



Vastu/Nashik/12/2023/005511/2303872  
07/18-101-RYBS  
Date 07.12.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, Third Floor, " Sai Icchha Apartment", Gat No. 308, Plot No. 58, Near Sanklecha Apartment, Swami Samarth Nagar, Vrindavan Nagar, Jatra - Nandur Road Village – Adgaon, Taluka & District - Nashik, PIN Code – 422203, State – Maharashtra, Country – India belongs Name of Proposed Purchaser: **Mr. Kunal Nitin Bhavsar & Mr. Nitin Raghunath Bhavsar, Mrs. Surekha Nitin Bhavsar.** Name of Owner: **M/s. Akash Developers.**

Boundaries of the property:

Boundaries	Building	Flat
North	Building	Marginal Space
South	Building	Passage
East	Road	Flat NO. 304
West	Open Plot	Flat No. 302

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 ₹ **37,63,800.00 (Rupees Thirty-Seven Lakh Sixty-Three Thousand Eight 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  
Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

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: 2023.12.08 10:47:28 +05'30'

Auth. Sign.



*Pratibha Musale*  
8830 182676



**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	Invoice No. <b>PG-3700/23-24</b>	Dated <b>7-Dec-23</b>
Buyer (Bill to) <b>UNION BANK OF INDIA</b> Nashik Highway Branch Shop no 2,3,4 sagar Plaza Amrut Dham Panchavati nashik 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>005511/2303872</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>3,000.00</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**

Remarks:

005511/2303872 "Proposed Purchaser: Mr. Kunal Nitin Bhavsar & Mr. Nitin Raghunath Bhavsar, Mrs. Surekha Nitin Bhavsar, - Name of Owner: M/s. Akash Developers.-Residential Flat No. 303, Third Floor, "" Sai Icchha Apartment """, Gat No. 308, Plot No. 58, Near Sanklecha Apartment, Swami Samarth Nagar, Vrindavan Nagar, Jatra - Nandur Road Village - Adgaon, Taluka & District - Nashik, PINCode - 422203, 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



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice