



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, Fourth Floor, "Radhe Residency Apartment", Survey No.175/ 3, Plot No. 12, Near Tuljabhavani Mandir, Gunjal Baba Nagar, Hirawadi Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser: **Shri. Manoj Vaman Pawar & Sau. Manisha Manoj Pawar**. Name of Owner: **M/s. Jai Gurudev Enterprises**

Boundaries of the property:

Boundaries	Building	Flat
North	Building	Flat No. 14
South	Building	Side Marginal Space
East	Shop	Staircase, Lobby & Flat No. 16
West	Road	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 ₹ **33,04,800.00 (Rupees Thirty-Three Lakh Four 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 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, Date: 2023.12.08 17:15:31 +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.

*Jegpus*  
11/12/2023

**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>Union Bank of India</b> Gangapur Branch Shree Ganesh Awanue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No.	Dated
	<b>PG-3718/23-24</b>	<b>8-Dec-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	<b>AGAINST REPORT</b>
		Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
<b>005525/2303891</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>3,000.00</b>
	<b>CGST</b>			270.00
	<b>SGST</b>			270.00
<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**

*Remarks:*  
 005525/2303891 Shri. Manoj Vaman Pawar & Sau.  
 Manisha Manoj Pawar- Residential Flat No. 13, Fourth Floor, " Radhe Residency Apartment ", Survey No.175 / 3, Plot No. 12, Near Tuljabhavan Mandir, Gunjal Baba Nagar, Hirawadi Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422003, State - Maharashtra, Country - India.  
 Company's PAN : **AADCV4303R**

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

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

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory
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