



Vastu/Nashik/12/2022/005574/ 2303938
13/8-167-CCBS
Date: 13.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on **Plot No.17**, Ground + First + Second Floor, Survey No.535/1/1, Near Saileela Apartment, Sagar Village, Village – Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs **Shri.Rajendra Ratan Jadhav** Boundaries of the property.

| | Plot |
|-------|------------------------|
| North | 6.00 Meter Colony Road |
| South | Plot No.20 |
| East | Plot No.18 |
| West | Plot No.16 |

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 **₹ 55,30,500.00 (Rupees Fifty-Five Lakh Thirty Thousand Five Hundred Only)**. As per Site Inspection **64%** Construction Work is completed

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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.201=9822b9c4f4d35dc0390cf9626865913490c9d33d413,
33115279017a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8c29d662a5a8f6e3cf6b2144999,
2e394e28f2e29a327b625bf, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.12.13 14:40:32 +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

Encl: Valuation report.

Auth. Sign.



Manoj Baburao Chalikwar
9604743046

Manoj Baburao Chalikwar

14/12/2023.

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

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

| | | |
|---|-----------------------|-----------------------|
| 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 | Invoice No. | Dated |
| | PG-3760/23-24 | 13-Dec-23 |
| | Delivery Note | Mode/Terms of Payment |
| | | AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| Buyer (Bill to) | Dispatch Doc No. | Delivery Note Date |
| State Bank of India | 005574/2303938 | |
| RACC Nashik Branch | Dispatched through | Destination |
| RBO.2, The Wave Building, | Terms of Delivery | |
| 1st Floor, Opposite Shell Petrol Pump, | | |
| Pathardi Road, Nashik – 422 010, | | |
| GSTIN/UIN : 27AAACS8577K2ZO | | |
| State Name : Maharashtra, Code : 27 | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|---|---------|----------|-----------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 997224 | 18 % | 1,500.00 |
| | CGST | | | 135.00 |
| | SGST | | | 135.00 |
| | Total | | | 1,770.00 |

Amount Chargeable (in words)

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 |
| Total | 1,500.00 | | 135.00 | | 135.00 | 270.00 |

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

Remarks:

005574/2303938 "Shri.Rajendra Ratan Jadhav
 -Residential Bungalow on Plot No.17, Ground + First +
 Second Floor, Survey No.535/1/1,Near Saileela
 Apartment, Sagar Village, Village – Adgaon, Taluka &
 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

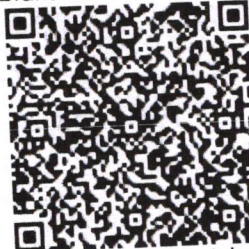
Customer's Seal and Signature

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

Authorised Signatory

This is a Computer Generated Invoice