



VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 06, Second Floor, " Shiv Orchid ", Survey No. 47/ 6B/ 3 + 47/ 6A/ 1/ 1, Plot No. 03, Near Viraj Sweets, Vijay Nagar, Indra Gandhi Nagar, Jai Bhavani Road, Village – Deolali, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Santosh Ganpat Gosavi & Sau. Sonali Santosh Gosavi.**

Boundaries of the property:

	Building	Flat
North	Bungalow	Staircase, Passage & Flat No. 05
South	Road	Side Margin
East	Building	Side Margin
West	Building	Flat No.07

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 ₹ 35,42,400.00 (Rupees Thirty-Five Lakh Forty-Two Thousand Four 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
Chalikwar

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.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.16 12:09:22 +05'30'

Auth. Sign.



RAJU SIR
7972884089.



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 :

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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

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. PG-3817/23-24	Dated 16-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) State Bank of India Adgaon Branch, Vibhuti, Plot no 1, Survey No 501, Nashik Agra Road, Adgaon SHivar Nashik GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 005672/2303999	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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) 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
Total	1,500.00		135.00		135.00	270.00

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

Remarks:

005672/2303999 Shri. Santosh Ganpat Gosavi & Sau.
 Sonali Santosh Gosavi - Residential Flat No. 06, Second Floor, " Shiv Orchid ", Survey No. 47/ 6B/ 3 + 47/ 6A/ 1/ 1, Plot No. 03,
 Near Viraj Sweets, Vijay Nagar, Indra Gandhi Nagar, Jai Bhavani Road, Village – Deolali, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

Company's Service Tax No. : **AADCV4303RSD001**
 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

Authorised Signatory

This is a Computer Generated Invoice