



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on Plot No.16, " Devraj Prestige A-2" Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrunji Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India. belongs to Name of Owner: **Shri. Kiran Laxman Kardak.**

Boundaries of the property.

	Plot	Row Bungalow
North	Plot No.17	Plot No.17
South	Plot No.15	Plot No.15
East	Plot No. 26	Side Margin Space & Plot No.26
West	Road	Porch & Adjoining 9.00 Meter Colony Road

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 **₹ 35,78,400.00 (Rupees Thirty-Five Lakh Seventy-Eight Thousand Four Hundred Only)**. As per Site Inspection **95%** 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**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1663

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6c4fa135dc03e0cf39e26865913490cf3d33d4133  
3115279b17a18b5652, postalCode=400060, st=Maharashtra,  
serialNumber=41a56a56a6b8cc9906b2a55a8fccc3c691631b7e  
394e28f7e39a337b6c5bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.16 12:42:30 +05'30'

Auth. Sign.



Abhijet sir  
9689888537

Randy

18/12/2023



**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	Invoice No. <b>PG-3820/23-24</b>	Dated <b>16-Dec-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>State Bank of India</b> RACC Nashik Branch, RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>005676/2304003</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>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:**  
 005676/2304003Shri. Kiran Laxman Kardak.-  
 Residential Bungalow on Plot No.16, " Devraj Prestige A  
 -2" Ground + First Floor, Gat No.1969/ 1/ A, Front of  
 Saptashrungi Niwas, Nivrutti Nath Nagar, Saikheda Ozar  
 Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District  
 - Nashik, PIN Code - 422 206, 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**

*(Signature)*  
 Authorised Signatory