



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No.6/7/2, Ground + First Floor, " **Ramleela Avenue Row Bungalow**", Survey No.359/1/B, Plot No.6/7/1 to 6/7/7 , Near Shyam Villa Apartment, Konark Nagar , Village – Adgaon , Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs **Shri.Roshan Suresh Shinde & Sau.Jyoti Roshan Shinde** Boundaries of the property.

	Plot	Row Bungalow
North	Plot No.6/7/1	Plot No.6/7/1
South	Plot No.6/7/3	Plot No.6/7/3
East	Survey No.359/4	Survey No.359/4
West	9.00 Meter Colony Road	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 **₹ 55,60,000.00 (Rupees Fifty-Five Lakh Sixty Thousand 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 BABURAO
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 BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad38de03e0c99e26865913499d3d33d4133
3115279b17a18b5652, postalCode=400096, st=Maharashtra,
serialNumber=41155a566ab8fc09d9602a2538f8c3cfeb33134920
394e28f2e29e327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.21 18:16:39 +05'30'

Auth. Sign.



Roshan
21/12/2023
Kulkarni Sir
8329961704



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-3914/23-24	21-Dec-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) State Bank of India 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.	Delivery Note Date
	005806/2304111	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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:
 005806/2304111 Shri.Roshan Suresh Shinde & Sau.
 Jyoti Roshan Shinde - Residential Row Bungalow on
 Plot No.6/7/2, Ground + First Floor, "Ramleela Avenue
 Row Bungalow", Survey No.359/1/B, Plot No.6/7/1 to 6
 /7/7 , Near Shyam Villa Apartment, Konark Nagar ,
 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

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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice