

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. **B-125(25)**, Ground + First Floor "**Serenity Park Apartment**", Survey No.223/9/1+223/10/2+223/9/4, Near Sinnar Phata, Bridge Nagar, Village – Deolali, Taluka & District - Nashik, PIN Code - 422 214, State - Maharashtra, Country - India belongs **Shri.Pritam Gopinath Sutare & Sau.Vanita Gopinath Sutare**

Boundaries of the property.

North : Residential Row House No.B-126(26)  
South : Residential Row House No.B-104(4)  
East : Road  
West : Back Margin

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 **₹32,85,300.00 (Rupees Thirty-Two Lakh Eighty-Five Thousand Three 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  
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: 2023.12.22 17:47:36 +05'30'

Auth. Sign.



*Handwritten signature and date: 23/12/24*  
*Handwritten signature: Sanil Kumar*



**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](mailto: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-3934/23-24</b>	Dated <b>22-Dec-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA</b> MUMBAI NAKA NASHIK BRANCH Anusuya Comm Complex, Shop No. 1 To 6 Near Mahamarg Bus Stand, Mumbai Naka, Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>005838/2304133</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:**

005838/2304133 Shri.Pritam Gopinath Sutare & Sau.  
 Vanita Gopinath Sutare -  
 Residential Row House No.B-125(25), Ground + First  
 Floor " Serenity Park Apartment", Survey No.223/9/1  
 +223/10/2+223/9/4, Near Sinnar Phata , Bridge  
 Nagar, Village - Deolali ,  
 Taluka & District - Nashik, PIN Code - 422 214, 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**

Authorized Signatory

This is a Computer Generated Invoice

*[Handwritten Signature]*